

\$440,000 - 8436 Gulf Boulevard Unit 321, Navarre

MLS® #991215

\$440,000

3 Bedroom, 2.00 Bathroom, 1,028 sqft
Condominium

GULF ISLAND CONDOS, Navarre, FL

Welcome to life on Navarre Beach, home to some of the Emerald Coast's most pristine turquoise waters, sugar-white sand, and seashell-lined shorelines worth keeping. Once you experience this stretch of coastline, you'll understand why so many choose to invest here for life.

Now offered is a rare 3-bedroom condominium â€” Unit 321, an opportunity that does not come around often. This spacious residence offers over 1,000 square feet of coastal living with waterfront views from your private balcony, creating the perfect backdrop for sunset evenings. Enjoy the best of both worlds just steps away from the rolling Gulf waves or take a short stroll to the calm, protected waters of the Sound. The location is unbeatable, with popular beach restaurants nearby, sidewalks along Gulf Boulevard, and a vibrant, colorful neighborhood filled with charming coastal homes.

This condominium features quarterly HOA dues for 2026 are 2450, covering key exterior and community expenses designed to provide peace of mind especially for out-of-state owners or investors. It's an easy, low-maintenance way to own along the coast while knowing the property is well cared for.

For those seeking income potential, future rental bookings will convey, offering immediate investment opportunity. Prefer to keep this as



your own personal beach retreat? That option is entirely yours. Whether you choose a primary residence, second home, or investment property, this condo adapts seamlessly to your goals.

Navarre Beach continues to grow, and finding a 3-bedroom condominium in the \$400s is increasingly rare. This home is truly a diamond in the rough, featuring beautiful interior finishes and being sold fully furnished and turn-key, with only a few personal items excluded.

The sellers have strategically blocked off time to allow for easy showings, making this an ideal opportunity for the smart and savvy buyer ready to secure a premier beach property.

Whether you're drawn by the lifestyle - boating, fishing, kayaking, paddle boarding, biking, or beachfront walks or by the long-term value, Unit 321 delivers location, flexibility, and coastal living at its finest.

2025 YTD GROSS was \$21,134. Keep in mind it was off program the first 5 months of the year itrip states.
2024 GROSS- \$31,548

Built in 2006

Essential Information

MLS® #	991215
Sold Price	\$440,000
List Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Year Built	2006
Type	Condominium

Sub-Type	Condominium
Style	N/A
Status	Sold

Community Information

Address	8436 Gulf Boulevard Unit 321
Area	11 - Navarre/Gulf Breeze
Subdivision	GULF ISLAND CONDOS
City	Navarre
County	Santa Rosa
State	FL
Zip Code	32566

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
View	Intracoastal Waterwy, Sound

Interior

Interior Features	Breakfast Bar, Washer/Dryer Hookup
Appliances	Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Double Pane Windows
Roof	Metal
Construction	Frame, Stucco
Foundation	Foundation On Piling

School Information

Elementary	Holley-Navarre
Middle	Holley-Navarre
High	Navarre

Additional Information

Days on Website	275
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Listing Details

Listing Office	Keller Williams Realty Navarre
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