

# **\$304,500 - 8811 Brown Pelican Circle, Navarre**

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MLS® #983444

**\$304,500**

3 Bedroom, 3.00 Bathroom, 1,536 sqft

Townhouse on 0.04 Acres

RESERVE POINTE, Navarre, FL

Welcome to Reserve Pointe!

Located in the highly sought-after East Navarre area, this stunning all-brick, two-story townhome has been only used as a second home. It's the perfect blend of comfort, style, and convenience-just 15 minutes from Navarre Beach and 15 minutes from Hurlburt Field Air Force Base. Reserve Pointe also features fantastic community amenities, including a sparkling swimming pool, sidewalk paths and a playground.

Step inside this beautifully maintained 3-bedroom, 2.5-bathroom home and discover a thoughtful layout with modern finishes throughout:

Luxury vinyl plank wood-look flooring downstairs

Plush carpet upstairs

Spacious master suite with walk-in closet

Granite countertops & breakfast bar

Kitchen with stainless steel appliances

Pantry storage Recent Upgrades Include:

New storm door (front)

Finished closet under stairs for extra storage



Gutter system

Tesla EV outlet

Custom Container Store garage storage system

Allergy-free one-owner home (no smoking, no pets)

Primary bedroom closet organizer

Two 32" TVs and wall mounts installed in guest bedrooms and will remain for the new owner's enjoyment

Hurricane protective coverings & hardware

Newer garage door

Exterior care (\$335/month) includes pool, landscaping, irrigation & sprinklers

With its prime location, modern upgrades, and desirable amenities, this home truly has it all. Don't miss your chance to own this move in ready retreat in Reserve Pointe-schedule your showing today!

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 983444    |
| Sold Price     | \$304,500 |
| List Price     | \$310,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,536     |
| Acres          | 0.04      |

|            |              |
|------------|--------------|
| Year Built | 2017         |
| Type       | Townhouse    |
| Sub-Type   | Townhouse    |
| Style      | Contemporary |
| Status     | Sold         |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 8811 Brown Pelican Circle |
| Area        | 11 - Navarre/Gulf Breeze  |
| Subdivision | RESERVE POINTE            |
| City        | Navarre                   |
| County      | Santa Rosa                |
| State       | FL                        |
| Zip Code    | 32566                     |

### **Amenities**

|              |                                                                              |
|--------------|------------------------------------------------------------------------------|
| Amenities    | Short Term Rental - Not Allowed, Picnic Area, Playground, Pool, Pets Allowed |
| Utilities    | Electric, Public Sewer, Public Water                                         |
| Parking      | Garage Door Opener, Garage                                                   |
| # of Garages | 1                                                                            |

### **Interior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Breakfast Bar, Pantry, Washer/Dryer Hookup                 |
| Appliances        | Dishwasher, Microwave, Refrigerator, Electric Water Heater |
| Heating           | Central                                                    |
| Cooling           | Central Air                                                |
| # of Stories      | 2                                                          |

### **Exterior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Hurricane Shutters                                          |
| Lot Description   | Covenants, Interior Lot, Sidewalk, Within 1/2 Mile to Water |
| Roof              | Shake                                                       |
| Construction      | Frame, Brick                                                |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | Holley-Navarre |
| Middle     | Holley-Navarre |
| High       | Navarre        |

**Additional Information**

|                 |                                         |
|-----------------|-----------------------------------------|
| Days on Website | 391                                     |
| Zoning          | Resid Multi-Family, Resid Single Family |
| HOA Fees        | 325                                     |
| HOA Fees Freq.  | Monthly                                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Coldwell Banker Realty |
|----------------|------------------------|

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