

\$1,495,000 - 3361 Edgewater Drive, Gulf Breeze

MLS® #1006696

\$1,495,000

5 Bedroom, 4.00 Bathroom, 3,472 sqft

Detached Single Family on 0.33 Acres

SANTA ROSA SHORES 1ST ADDN, Gulf Breeze, FL

Positioned along the tranquil shores of the Santa Rosa Sound, this waterfront residence balances luxury, functionality and coastal living with remarkable ease. Thoughtfully designed for both entertaining and everyday comfort, the home features open indoor and outdoor living spaces, private boating access and panoramic water views throughout.

A welcoming screened foyer and custom entry doors open to soaring ceilings and an open-concept floor plan filled with natural light. Oversized sliding glass doors frame stunning views of the sound while seamlessly connecting the main living areas to the outdoor entertaining spaces beyond.

At the heart of the home, the well-appointed kitchen was designed to impress. Two oversized islands provide abundant prep and gathering space, including a dedicated entertaining station complete with a bar sink, beverage refrigerator and ice maker. Premium appliances include a Viking six-burner gas cooktop, double ovens, built-in microwave, Miele dishwasher with additional dishwasher drawer and an oversized built-in KitchenAid refrigerator. Extensive cabinetry, pull-out storage systems and a spacious pantry with additional workspace further enhance the kitchen's functionality.

The dining area and great room overlook the



water and flow effortlessly onto the covered back porch, where a fireplace and outdoor kitchen create the ideal setting for year-round entertaining. Just steps away, a private dock with a boat lift extends into the sound, offering direct access for boating, fishing, paddleboarding and swimming.

The main-level primary suite serves as a private waterfront retreat with direct porch access and south-facing windows capturing picturesque water views. The spacious ensuite bath features dual vanities, two oversized walk-in closets, a whirlpool tub, an expansive walk-in shower with multiple shower heads. A second bedroom and full bath are also located on the main floor.

Upstairs, a loft-style landing opens to an additional living area, providing flexible space for relaxation or recreation. Two guest bedrooms with walk-in closets share a Jack-and-Jill bath, while a separate fifth bedroom and full bath located next to the garage offer additional privacy for visitors.

Additional features include an oversized two-car garage, covered parking area, riprap seawall and numerous custom finishes throughout. Combining quality construction, thoughtful design and an enviable soundfront setting, this exceptional property offers a rare opportunity to experience the best of waterfront living on the Emerald Coast.

Built in 2005

Essential Information

MLS® #	1006696
Price	\$1,495,000
Bedrooms	5
Bathrooms	4.00

Full Baths	4
Square Footage	3,472
Acres	0.33
Year Built	2005
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	3361 Edgewater Drive
Area	11 - Navarre/Gulf Breeze
Subdivision	SANTA ROSA SHORES 1ST ADDN
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Gas - Natural, Public Sewer, Public Water
Parking	Boat, Attached Carport
# of Garages	2
View	Intracoastal Waterwy, Sound
Is Waterfront	Yes
Waterfront	Intracoastal Wtrwy, Sound
Water View	Intracoastal Waterwy, Sound

Interior

Interior Features	Vaulted Ceiling(s), Pantry
Appliances	Dishwasher, Disposal, Microwave, Double Oven, Washer, Tankless Water Heater
Heating	Central, Gas - Natural
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Boatlift, Dock, Outdoor Kitchen
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Lot Description	Bulkhead/Seawall, Within 1/2 Mile to Water
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd

School Information

Elementary	Oriole Beach
Middle	Gulf Breeze
High	Gulf Breeze

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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