

# \$989,000 - 4881 Soundside Drive, Gulf Breeze

MLS® #987793

**\$989,000**

3 Bedroom, 2.00 Bathroom, 2,035 sqft

Detached Single Family on 0.31 Acres

NANTAHALA, Gulf Breeze, FL

Sensational 180 degrees view of the Intercostal Waterway! The airy Entryway, Living Room, Dining Area and open Kitchen, Master Bedroom, Second Bedroom, and spacious covered back terrace - all with direct and unobstructed waterviews and offer views of pristine white sand natural preserve along Gulf of America! Coastal zone requires the house was constructed on piles. Gracious stairwells lead to the front patio and the back terrace. The living area features vaulted ceiling. Split floor plan sets master suit apart from the other two bedrooms and a bonus room. Tile throughout and in Master Bedroom carpet installed brand new. All home living is located on upper floor whereas the entire ground floor is used for garage and large storage space set for workshop. The house has gutters, septic tank, and sprinkler system installed. Municipal sewer is available for connection. The waterfront terrace has clear view railing panels, screened in-porch and is complete with maintenance-free Trex decking. The house uses natural gas and has underground electric connection. It is also equipped with tankless water heater, energy-efficient 4-ton Trane HVAC, and a heat pump with gas back-up. The house is plumbed for natural gas generator. New roof provides ample warranty. Attic has been sprayed with insulating foam for energy efficiency. All windows and sliding doors are supplied with custom fitted Accordion Hurricane Shutters. The boat dock has power and water lines,



needs repairs. No Association. Currently the house is unoccupied and move-in ready! Fits well for a single family with kids and pets or for working from home professionals, and suits for the retired couple. Or, the house is perfect to run the Air B&B!

Built in 2006

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | 987793                 |
| Price          | \$989,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,035                  |
| Acres          | 0.31                   |
| Year Built     | 2006                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Other                  |
| Status         | Active                 |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 4881 Soundside Drive     |
| Area        | 11 - Navarre/Gulf Breeze |
| Subdivision | NANTAHALA                |
| City        | Gulf Breeze              |
| County      | Santa Rosa               |
| State       | FL                       |
| Zip Code    | 32563                    |

### **Amenities**

|               |                                                    |
|---------------|----------------------------------------------------|
| Utilities     | Electric, Gas - Natural, Public Water, Septic Tank |
| Parking       | Garage Door Opener                                 |
| # 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), Washer/Dryer Hookup                                |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Gas Water Heater |
| Heating           | Central, Gas - Natural                                                 |
| Cooling           | Central Air, Ceiling Fan(s)                                            |
| # of Stories      | 2                                                                      |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Sprinkler System           |
| Lot Description   | Flood Insurance Req        |
| Roof              | Composite Shngl            |
| Construction      | Siding Vinyl               |
| Foundation        | Foundation On Piling, Slab |

## School Information

|            |              |
|------------|--------------|
| Elementary | Oriole Beach |
| Middle     | Gulf Breeze  |
| High       | Gulf Breeze  |

## Additional Information

|        |                     |
|--------|---------------------|
| Zoning | Resid Single Family |
|--------|---------------------|

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Community Realty Associates |
|----------------|-----------------------------|

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