

\$9,900,000 - 7321 Gulf Boulevard, Navarre

MLS® #1011396

\$9,900,000

6 Bedroom, 7.00 Bathroom, 5,499 sqft

Detached Single Family on 0.32 Acres

NAVARRE BEACH RESIDENTIAL SEC 1,
Navarre, FL

There are beachfront homes, and then there are properties that redefine a market. Nothing of this caliber has ever been offered for sale on Navarre Beach. Set directly along the sugar-white sands and emerald waters of the Gulf of Mexico, 7321 Gulf Boulevard is an extraordinary gulf-front residence distinguished by 95 feet of private frontage, exceptional concrete construction, and a level of engineering and refinement rarely seen on Navarre Beach. Completed in 2023, meticulously maintained and never rented, the three-story residence encompasses approximately 5,499 square feet of conditioned living space and more than 10,600 total square feet. Just three homes from Gulf Islands National Seashore, it enjoys a remarkable setting near miles of federally protected shoreline, pristine dunes and uncrowded beaches--a sense of privacy and natural beauty increasingly difficult to find along the Gulf Coast.

Built with insulated concrete forms (ICF), masonry framing and hard-coat stucco, the home incorporates a reinforced concrete foundation, impact-rated windows and doors, and two geothermal HVAC systems. The result is a residence engineered specifically for its coastal environment, where luxury extends well beyond what is immediately visible.

Inside, six bedrooms and six-and-one-half



baths unfold across three beautifully considered levels connected by a custom elevator. Each bedroom features a private ensuite bath, while floor-to-ceiling gulf-facing glass captures sweeping water views throughout the primary living spaces. An elegant kitchen appointed with Thermador appliances anchors the open living and entertaining areas, complemented by a fireplace, dedicated theater and whole-home audio.

Expansive 15-foot-wide concrete terraces extend the living experience toward the water, where an elevated concrete pool with both heating and chilling capabilities overlooks the dunes, white sand and gulf beyond. A climate-controlled game and entertainment area provides additional space for gathering, with doors opening toward the gulf for seamless indoor-outdoor living.

A gated entrance, established tropical landscaping, full fencing and generous parking complete a property designed with equal consideration for beauty, privacy and longevity.

And then there is Navarre Beach itself. Known for its sugar-white sand, emerald-green water and miles of protected natural beauty, this barrier island retains a serenity and authenticity increasingly rare along the Gulf Coast. Here, mornings begin with the sound of the surf and sunsets are experienced from your own stretch of one of Florida's most beautiful shorelines.

Rare in its construction. Exceptional in its frontage. Unprecedented in its market.

7321 Gulf Boulevard represents a new benchmark for luxury on Navarre Beach--an extraordinary coastal residence created with

an uncompromising approach to quality,
design and longevity.

Built in 2023

Essential Information

MLS® #	1011396
Price	\$9,900,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,499
Acres	0.32
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	7321 Gulf Boulevard
Area	11 - Navarre/Gulf Breeze
Subdivision	NAVARRE BEACH RESIDENTIAL SEC 1
City	Navarre
County	Santa Rosa
State	FL
Zip Code	32566

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage
# of Garages	4
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf
Has Pool	Yes

Pool	Heated
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Interior

Interior Features	Fireplace, Kitchen Island, Recessed Lighting, Newly Painted, Owner's Closet, Pantry, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Double Oven, Range Hood, Refrigerator, Washer
Heating	Geothermal
# of Stories	3

Exterior

Exterior Features	Balcony, Private Yard, Pool - Gunite Concrtr, Outdoor Shower, Rain Gutters
Lot Description	Survey Available
Windows	Storm Window(s), Window Treatments
Roof	Metal
Construction	Block, Concrete, ICFs (Insulated Concrete Forms), Stucco
Foundation	Foundation On Piling

School Information

Elementary	Holley-Navarre Primary-Intermed
Middle	Holley-Navarre
High	Navarre

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Scenic Sotheby's International Realty
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