

\$799,000 - 8468 Gulf Boulevard 2 & 3, Navarre

MLS® #1004801

\$799,000

4 Bedroom, 4.00 Bathroom, 2,636 sqft
Townhouse

CAJUN BELLE TOWNHOUSES, Navarre, FL

Turnkey Beachside Investment Opportunity - Two Units for the Price of One! Located directly across the street from public beach access in the heart of Navarre Beach, this fully renovated 4BR/3BA coastal retreat offers Gulf views, exceptional flexibility, and outstanding short-term rental potential. Originally designed as two separate units, the property was thoughtfully combined into one spacious residence while still offering the possibility of conversion back to two standalone units for enhanced ROI and rental income. Extensive renovations include a new roof, luxury flooring, updated kitchens and bathrooms, custom shaker cabinetry, dolomite countertops, stainless steel appliances, designer finishes, and a custom staircase. The main residence features 3 bedrooms and 2.5 baths, while the separate studio suite comfortably sleeps four, creating the perfect setup for multi-generational living, owner occupancy with supplemental rental income, or maximizing guest accommodations. Enjoy beautiful Gulf views from the south-facing balconies and the convenience of being just steps from Navarre Beach's sugar-white sands and emerald waters. With two full kitchens, multiple living spaces, and flexible ownership options, this property is ideal as a primary residence, second home, vacation getaway, or income-producing investment property. Current rental projections exceed \$60,000 annually with frequent owner use, while the option to re-establish two



independent units is a possibility.

Built in 1984

Essential Information

MLS® #	1004801
Price	\$799,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,636
Year Built	1984
Type	Townhouse
Sub-Type	Townhouse
Style	Beach House
Status	Active

Community Information

Address	8468 Gulf Boulevard 2 & 3
Area	11 - Navarre/Gulf Breeze
Subdivision	CAJUN BELLE TOWNHOUSES
City	Navarre
County	Santa Rosa
State	FL
Zip Code	32566

Amenities

Utilities	Public Sewer, Public Water
Parking	Attached Carport, Carport, Covered
# of Garages	2
View	Gulf/Pass
Water View	Gulf/Pass

Interior

Interior Features	In-Law Floorplan, Recessed Lighting, Lock Out, Newly Painted, Pantry, Washer/Dryer Hookup
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater

Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Private Area, Rain Gutters
Lot Description	Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Shingle
Construction	Foundation Stilts, Frame, Stucco



School Information

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

Additional Information

Zoning	County, Deed Restrictions
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Listing Details

Listing Office	Better Homes and Gardens Real Estate Emerald Coast
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