

\$945,000 - 8501 Gulf Boulevard 13a, Navarre

MLS® #1003717

\$945,000

3 Bedroom, 3.00 Bathroom, 1,770 sqft
Condominium

BEACH COLONY WEST CONDO, Navarre,
FL

Welcome to beautiful "Island Sunrise" Beach Colony West 13A, a luxurious 3 bedroom 3 en suite bath 3 balcony condominium home in gated Beach Colony West at 8501 Gulf Boulevard, Navarre Beach. This perfectly positioned end corner gulf front residence is refreshed and ready to enjoy panoramic views.

Unit 13A is an ideal choice for family fun and entertainment. Rising majestically above the beautiful sandy shores of Navarre Beach, 13A also captures alluring views of the Navarre Beach Bridge, the Choctawhatchee Intracoastal Waterway/Sound, and untouched Navarre Beach Marine Park. Step into this 3 bedroom 3 bath open floor plan with 3 balconies and at once you are impressed by the well-conceived living spaces designed to draw you in from "every point of view."

Meticulously maintained as some upgrades from custom light blocking window treatments, modern light fixtures, quality appliances, 2024 Trane air handler, and 2018 3.5 ton coastal heat pump, 2022 kitchen upgrades to backsplash, lighting, as well as smart televisions in bedrooms and 3/2026 new washer and dryer reflect care of the residence.

The primary bedroom suite boasts gorgeous Gulf views, access to the balcony, a large walk-in closet and a spacious bathroom. The primary bath features double vanities, separate shower and jetted tub all overlooking the azure gulf waters and the beach. The large guest bedrooms each have its own ensuite

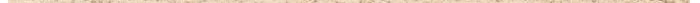


13A

Beach Colony West

— NAVARRE BEACH, FL —

CORNER, GULF FRONT RESIDENCE	VIEWS OF GULF, SOUND, NAVARRE BEACH PIER AND THE NAVARRE BEACH MARINE PARK	3 BALCONIES - 1 OVERSIZED GULF FRONT BALCONY	GATED COMMUNITY
LARGEST POOL ON NAVARRE BEACH	PRIVATE AND SHARED STORAGE	TENNIS COURTS AND FITNESS	GARAGE PARKING



bathroom. Arrive at gated Beach Colony Resort to the convenience of assigned garage parking. Coveted sizable private storage adjacent to the residence, and gracious storage on the ground level for beach items plus the assigned parking make Beach Colony highly desirable and set apart along the Navarre Beach shoreline. The southern facing graciously sized living area lets on to the oversized balcony that beckons you to relax outdoors and enjoy the sounds of waves and the gulf breezes. Take a dip in the large pool and dig your toes in the white sand then retire to your private terrace. You and your guests will enjoy condominium living at its best in laid back, family-friendly Beach Colony West on Navarre Beach. Other amenities include tennis courts, gathering room with a fitness center, grilling and picnic areas, and the largest resort style pool on Navarre Beach with gracious poolside lounging areas. A third party beach vendor is available should you wish to have the convenience of chair and umbrella set ups.

For the adventurous, enjoy excursions as Navarre Beach is nestled perfectly between Destin and Pensacola for brief pleasure trips to discover some of the finest in casual and fine dining, shopping and entertainment on the Emerald Coast. Local restaurants and the Navarre Beach Pier, the longest pier on the Gulf coast, are short walks where you can enjoy fishing, boat watching, or gazing at the views of the Gulf Islands National Seashore. We invite you to make an appointment today to preview Beach Colony West 13A in Navarre Beach. Make 13A, Island Sunrise, your place in the sun!

Built in 2009

Essential Information

MLS® #	1003717
Price	\$945,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,770
Year Built	2009
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active



Community Information

Address	8501 Gulf Boulevard 13a
Area	11 - Navarre/Gulf Breeze
Subdivision	BEACH COLONY WEST CONDO
City	Navarre
County	Santa Rosa
State	FL
Zip Code	32566

Amenities

Utilities	Community Sewer, Community Water, Electric
Parking	Garage, Covered
# of Garages	1
View	Gulf, Intracoastal Waterwy, Sound
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf, Intracoastal Waterwy, Sound
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Bar, Owner's Closet, Washer/Dryer Hookup
Appliances	Microwave, Refrigerator
Cooling	Central Air

Exterior

Exterior Features	Balcony
Windows	Window Treatments
Construction	Concrete

School Information

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

Listing Details

Listing Office	La Florida Coastal Properties
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