

# \$524,900 - 8522 Gulf Boulevard Apt 20, Navarre

MLS® #1004913

**\$524,900**

2 Bedroom, 3.00 Bathroom, 1,294 sqft

Townhouse on 0.02 Acres

SANDCASTLE BEACH HOMES, Navarre, FL

COASTAL MODERN RETREAT with SPECTACULAR SOUND VIEWS & TURNKEY INVESTMENT POTENTIAL! Experience the best of Navarre Beach living in this beautifully renovated coastal-modern townhome, perfectly positioned between the sugar-white sands of the Gulf and the tranquil waters of Santa Rosa Sound. Designed for both relaxation and entertaining, this stunning property showcases breathtaking Sound views, multiple outdoor living spaces, and a seamless blend of modern comfort and coastal charm. Enjoy your morning coffee as the sun rises over the water, spend afternoons soaking in the coastal breeze, and unwind in the evening from one of the private decks or thoughtfully designed outdoor gathering areas. Inside, the bright and airy open-concept floor plan has been thoughtfully updated with a beautifully remodeled kitchen, updated bathrooms, and stylish coastal finishes throughout. The inviting living spaces flow effortlessly outdoors, creating an exceptional indoor-outdoor lifestyle rarely found in comparable properties. A unique lower-level outdoor lounge and dining retreat offers the perfect setting for entertaining guests or creating unforgettable vacation memories. Being sold fully furnished and completely turnkey, this property is ready for immediate enjoyment or rental income. Whether you're seeking a primary residence, vacation getaway, or high-performing investment property, this home checks every box. Located



directly across from public beach access, popular waterfront restaurants, and the iconic Navarre Beach Pier, you'll enjoy one of the area's most desirable beach locations. Residents also enjoy access to outstanding community amenities, including a heated pool, gazebo, dock, fish-cleaning station, and boat slips. Recent improvements include a new roof installed in 2024. Even better, HOA fees remain among the lowest on Navarre Beach and include high-speed internet, DIRECTV, trash service, roof coverage, and exterior maintenance--providing exceptional value and ease of ownership. Offering stunning water views, upscale updates, exceptional outdoor living, and strong rental appeal, this coastal retreat presents a rare opportunity to own a slice of paradise in one of Navarre Beach's most sought-after locations.

Built in 1984

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | 1004913   |
| Price          | \$524,900 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,294     |
| Acres          | 0.02      |
| Year Built     | 1984      |
| Type           | Townhouse |
| Sub-Type       | Townhouse |
| Style          | Townhome  |
| Status         | Active    |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 8522 Gulf Boulevard Apt 20 |
| Area        | 11 - Navarre/Gulf Breeze   |
| Subdivision | SANDCASTLE BEACH HOMES     |

|          |            |
|----------|------------|
| City     | Navarre    |
| County   | Santa Rosa |
| State    | FL         |
| Zip Code | 32566      |

### **Amenities**

|               |                                                |
|---------------|------------------------------------------------|
| Utilities     | Electric, Public Sewer, Public Water, TV Cable |
| View          | Sound                                          |
| Is Waterfront | Yes                                            |
| Waterfront    | Intracoastal Wtrwy, Sound                      |
| Water View    | Sound                                          |

### **Interior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Washer/Dryer Hookup                                |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer |
| Heating           | Central                                            |
| Cooling           | Central Air, Ceiling Fan(s)                        |
| # of Stories      | 2                                                  |

### **Exterior**

|                   |               |
|-------------------|---------------|
| Exterior Features | Balcony, Dock |
| Construction      | Frame         |

### **School Information**

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

### **Additional Information**

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

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | Southern Ventures |
|----------------|-------------------|

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