

\$312,000 - 8737 Brown Pelican Circle, Navarre

MLS® #1012978

\$312,000

3 Bedroom, 3.00 Bathroom, 1,552 sqft
Townhouse on 0.04 Acres

RESERVE POINTE, Navarre, FL

OPEN HOUSE this SAT OCT. 2ND from 12 to 2 PM!!

Welcome to this beautifully maintained 3 bedroom, 2.5 bath end-unit located in the desirable Reserve Pointe subdivision -featuring a community POOL and PLAYGROUND. Conveniently located just off Navarre Parkway, this home offers easy access to everything Navarre has to offer - just a 14 minute drive to Hurlburt Field, 8 minutes to the beautiful Navarre Beach, as well as shops, dining and everyday conveniences.

Thoughtful upgrades, fresh paint touch-ups, and comfortable living spaces, with a private outdoor setting come together to make this home more inviting to call your own. And with a Washer and Dryer set already waiting for you - makes this home even more move-in ready!

One of the standout features is the new 2.5 ton HVAC system by Carrier installed in 2024. Not only will you have peace of mind making a purchase with a brand new HVAC system, but also with an upgrade in size versus the original installed by DR Horton; this system will ensure proper airflow for comfort and energy efficiency.

Inside, you'll find LVP flooring throughout the entire home, creating a clean, cohesive look while offering durability and easy maintenance. The kitchen features stainless appliances,



including an induction range with built-in air-fryer capabilities offering versatility, convenience and fantastic safety features for even more peace of mind. As an end unit, this townhome offers more privacy and space with the added convenience of a side yard, perfect for those with fur babies. Step outside to a fully fenced in backyard, where beautiful trees such as the Palm, Crepe Myrtle and Tea Olive Bushes have matured and provide exceptional shade for a cooler and peaceful setting. The landscaping continues to the front where established trees offer additional shading over the driveway keeping your car cooler in those warm summer months.

Speaking of those warm summer months, got littles with tons of energy? Families sure do appreciate the convenience and access to the subdivisions community pool and playground. Both are perfectly situated next to one another at the front entrance of the neighborhood and just a short walk from your front door.

Reserve Pointe is an established community since 2017 and with that comes many advantages to new homeowners, such as predictable HOA dues, an established reserves budget for future projects and upkeep, property taxes, and insurance. As a potential homeowner you will have peace of mind knowing that there is a track record already established regarding those uncertainties versus purchasing in a brand new subdivision. Reserve Pointe offers 9 years of mature amenities, and facilities so there is no risk of being promised a future phase that may never occur. Less construction noise PLUS previous sales prices are also extremely beneficial from a resale standpoint. So make your appointment today to come see this beautiful townhome. Once you have captured that community feel versus what newer subdivisions are lacking then we

have the perfect unit "RESERVED" just for you! Call today!

Built in 2017

Essential Information

MLS® #	1012978
Price	\$312,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,552
Acres	0.04
Year Built	2017
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Active

Community Information

Address	8737 Brown Pelican Circle
Area	11 - Navarre/Gulf Breeze
Subdivision	RESERVE POINTE
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	1

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central

Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard
Lot Description	Covenants, Interior Lot, Sidewalk
Windows	Double Pane Windows, Window Treatments
Roof	Shingle
Construction	Brick, Trim Vinyl

School Information

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

Additional Information

Zoning	Resid Multi-Family
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Listing Details

Listing Office	Axen Realty LLC
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