

\$800,000 - 8756 Sand Pine Drive, Navarre

MLS® #1007516

\$800,000

4 Bedroom, 4.00 Bathroom, 2,794 sqft

Detached Single Family on 2.39 Acres

EAST BAY RIVER ESTATES, Navarre, FL

WATERFRONT NEW HOME!!

Welcome to 8756 Sand Pine Drive--a truly rare new-construction opportunity offering 2.39 acres and approximately 388 feet of East Bay River frontage. With its unique pie-shaped homesite, the property stretches approximately 933 feet along the west property line to the water and approximately 597 feet along the east property line to the river. This is the kind of property that simply does not come along often.

Currently past the framing stage, this custom-built home features a brand-new floor plan and the largest version of this design ever created by Carr Custom Homes. With estimated completion in November 2026, a buyer who secures the home early enough may have the opportunity to personalize many of the finishes while the builder handles the construction process--without the buyer having to obtain a traditional construction-perm loan.

Offering just under 2,800 square feet of heated and cooled living space, the home is thoughtfully designed with four bedrooms, three full bathrooms, one half bathroom, and an oversized 25' x 22' garage--providing more storage and flexibility than the average two-car garage.

Step through impressive 8-foot double wood front doors and into a home designed around



space, natural light, and elevated finishes. The open-concept living area will feature an oversized kitchen island with additional cabinetry underneath, along with a beautiful custom range hood designed by the builder or buyer. Depending on the stage of construction at the time of contract, buyers may have the opportunity to select cabinetry colors, countertops, tile, LVP flooring, front-door stain, and hardware finishes including black, bronze, brushed nickel, or gold. Bring your vision and create a color palette that truly feels like home. Additional planned features include gas cooking, a gas tankless water heater for endless hot water, dishwasher, microwave, ceiling fans throughout, lush landscaping, a sprinkler system, and a dedicated lawn pump to help irrigate the property without adding irrigation usage to your household water bill.

The septic tank and drain field are also being strategically positioned with the possibility of a future swimming pool in mind.

And perhaps one of the best features of all--NO HOA. Bring the boat, RV, and recreational toys and enjoy the freedom that comes with owning your own private piece of waterfront paradise.

A termite bond and survey will be provided at closing.

This is an exceptional opportunity for buyers who want the experience of customizing a new home without taking on the complexities and expense of a traditional construction loan. The builder handles the process while you enjoy the exciting part--watching your vision come to life.

Only one home of this design is being built this year. Estimated completion: November 2026. Photos currently shown are examples of previous builder projects and are intended to represent the quality and style of construction.

The possibilities for this one-of-a-kind custom riverfront property are nearly endless.

Private acreage. Approximately 388 feet of East Bay River frontage. New construction. Custom selections. No HOA.

THIS IS MORE THAN A NEW HOME--IT IS A RARE OPPORTUNITY TO CREATE YOUR OWN PRIVATE WATERFRONT LIFESTYLE.

Built in 2026

Essential Information

MLS® #	1007516
Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,794
Acres	2.39
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Craftsman
Status	Active

Community Information

Address	8756 Sand Pine Drive
Area	11 - Navarre/Gulf Breeze
Subdivision	EAST BAY RIVER ESTATES
City	Navarre
County	Santa Rosa
State	FL
Zip Code	32566

Amenities

Utilities	Electric, Public Water, Septic Tank
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Parking	Garage Door Opener
# of Garages	2
View	River
Water View	River

Interior

Interior Features	Kitchen Island, Recessed Lighting, Pantry, Pull Down Stairs
Appliances	Dishwasher, Microwave, Range Hood, Gas Water Heater, Tankless Water Heater
Heating	Heat Pump
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1

Exterior

Exterior Features	Lawn Pump, Sprinkler System
Lot Description	Irregular Lot, Survey Available, Within 1/2 Mile to Water
Construction	Block, Roof Pitched, Siding Vinyl, Siding CmntFbrHrdBrd

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	Keller Williams Realty Navarre
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