

\$296,500 - 8808 Brown Pelican Circle, Navarre

MLS® #996367

\$296,500

3 Bedroom, 3.00 Bathroom, 1,536 sqft
Townhouse on 0.04 Acres

RESERVE POINTE PH 2, Navarre, FL

Presented with staging furniture Welcome to 8808 Brown Pelican Circle in Navarre, Florida, a beautifully maintained townhome located in the highly sought-after Reserve Pointe community. Perfectly positioned just 4 miles from the white sands of Navarre Beach, approximately 13 miles to Hurlburt Field, and about 36 miles to Pensacola Beach, this home offers the ideal blend of convenience and coastal living.

Reserve Pointe is known for its lifestyle-focused amenities, including a resort-style swimming pool, playground, and professionally maintained landscaping, creating a welcoming environment for residents and guests alike.

Inside, you'll find durable wood-look vinyl flooring throughout the main level, combining style and functionality. The kitchen is thoughtfully designed with stainless steel appliances, granite countertops, a modern backsplash, and rich cabinetry, offering both elegance and everyday practicality. The open-concept layout provides a bright and inviting living and dining space, perfect for entertaining or relaxing at home. A convenient half bath is also located on the first floor.

Upstairs, the spacious primary suite serves as a private retreat, featuring an en-suite bathroom with double vanities, granite countertops, and a walk-in shower. Two additional bedrooms are serviced by a second



full bathroom with a shower/tub combination, offering flexibility for guests, family, or a home office setup.

Step outside to enjoy a fully fenced backyard accented by a tropical palm tree, creating a private and relaxing outdoor space.

Built in 2017

Essential Information

MLS® #	996367
Price	\$296,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,536
Acres	0.04
Year Built	2017
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Active

Community Information

Address	8808 Brown Pelican Circle
Area	11 - Navarre/Gulf Breeze
Subdivision	RESERVE POINTE PH 2
City	Navarre
County	Santa Rosa
State	FL
Zip Code	32566

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
# of Garages	1

Interior

Interior Features	Breakfast Bar, Pantry, Washer/Dryer Hookup
Appliances	Microwave, Refrigerator, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard
Lot Description	Covenants, Interior Lot, Level, Restrictions, Sidewalk
Roof	Shake
Construction	Brick, Trim Wood
Foundation	Slab

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 FWB
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Listing information last updated on September 13th, 2026 at 5:22am CDT