

\$280,000 - 8825 Brown Pelican Circle, Navarre

MLS® #1011733

\$280,000

3 Bedroom, 3.00 Bathroom, 1,550 sqft

Townhouse on 0.04 Acres

RESERVE POINTE, Navarre, FL

Short Sale Opportunity; COASTAL CHARM MEETS IMMACULATE, MOVE-IN-READY LIVING! Welcome to this meticulously maintained and beautifully upgraded 3-bedroom, 2.5-bath townhome in the highly desirable Reserve Pointe community, just minutes from the sugar-white sands and emerald waters of Navarre Beach! From the moment you arrive, the manicured lawn and inviting Craftsman-style exterior set the stage for the exceptional care you'll find throughout this home. Step inside to a fresh, contemporary coastal feel with continuous luxury vinyl plank flooring throughout the main level. The beautifully appointed kitchen is ready to impress, featuring granite countertops, upgraded cabinetry with stylish drawer pulls and glass-front accents, and a contemporary glass backsplash that adds just the right touch of coastal sparkle. Thoughtful use of space continues with a cleverly created under-stair storage closet, providing extra room to keep everything neatly tucked away. Step through the new storm door and discover your own private slice of Florida paradise! The outdoor area features freshly refinished concrete, lush green grass, and PVC fencing, creating an inviting space for morning coffee, evening cocktails, grilling, or simply unwinding after a day at the beach. Best of all, the home backs to the water reservoir, offering additional privacy and a peaceful backdrop with no homes directly behind you. Upstairs, you'll find three comfortable bedrooms and two full



baths, providing plenty of space for family, guests, home office, or your own coastal getaway. Whether you're searching for a primary residence, vacation retreat, or low-maintenance Florida lifestyle, this townhome delivers the perfect combination of location, condition, style, and convenience. Immaculate, upgraded and just 5 minutes from Navarre Beach--this is the Florida lifestyle you've been waiting for! Grab the beach chairs and flip-flops and make Reserve Pointe your new home sweet home!

Built in 2018

Essential Information

MLS® #	1011733
Price	\$280,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.04
Year Built	2018
Type	Townhouse
Sub-Type	Townhouse
Style	Contemporary
Status	Active

Community Information

Address	8825 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
Parking	Garage Door Opener
# of Garages	1

Interior

Interior Features	Breakfast Bar, Crown Molding, Vaulted Ceiling(s), Track Lighting, Newly Painted, Pantry, Split Bedroom
Appliances	Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Private Yard, Sprinkler System
Lot Description	Covenants, Level, Restrictions, Within 1/2 Mile to Water
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	County, Resid Single Family
Short Sale	Yes

Listing Details

Listing Office	ERA American Real Estate
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Listing information last updated on September 13th, 2026 at 12:07am CDT