

\$1,499,900 - 176 Flamingo Dr, CAPE SAN BLAS

MLS® #956108

\$1,499,900

3 Bedroom, 2.00 Bathroom, 1,272 sqft
Detached Single Family on 0.00 Acres

NO RECORDED SUBDIVISION, CAPE SAN BLAS, FL

North Cape San Blas classic Florida Cottage is a true hidden gem with stunning westerly facing sunset views and easy beach access. There are 1st tier beach cottages that say they have views and then there is this one! This 3 bedroom 2 bath open floor plan design is perched just behind the dunes from the Gulf and accessed by your own private boardwalk. Secluded and pristine, there are panoramic ocean views from every room. Large gulf-side screened porch accessed from the main living level via three double doors that open in the cooler months for the ease of indoor to outdoor ambiance. Stunning sunset views from the porches and inside. Larger master en suite, with private balcony is opposite of the other two bedrooms, one of which also has its own gulf-side private balcony. Additional rearbalcony for added privacy and viewing all of the impromptu natural scenes that are always a pleasant surprise at the Cape! A lovely coastal décor throughout makes this home a bastion of relaxation for anyone. Fresh interior painting last year and newer appliances. There is a large and covered outside entertaining area under the home that boasts a propane fire pit and numerous lounging areas. No worries about future construction here, as the newly constructed gulf front homes to the south are in line with this first tier home in order to insure unobstructed views to the southwest ! Also, only a little over 1/2 mile and easy access to the state park where one can enjoy bay



access or launch a boat. Vacation rental so this is by appointment only. All dimensions were obtained via the Gulf County Property Appraiser's website. Please verify if important.

Built in 1984

Essential Information

MLS® #	956108
Price	\$1,499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,272
Acres	0.00
Year Built	1984
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	176 Flamingo Dr
Area	Other Counties
Subdivision	NO RECORDED SUBDIVISION
City	CAPE SAN BLAS
County	GULF
State	FL
Zip Code	32456

Amenities

Utilities	Phone Available, Public Water Available, Sewer Available
Water View	GULF

Interior

Interior Features	Breakfast Bar, Ceiling Vaulted, Kitchen Island, Washer/Dryer Hookup, Window Treatmnt Some
Appliances	Dishwasher, Microwave, Refrigerator, Smoke Detector
Heating	Heat: Central Electric

Cooling	A/C: Central Electric
# of Stories	1

Exterior

Exterior	Roof Metal, Siding CmntFbrHrdBrd, Foundation On Pilings
Exterior Features	Shower
Lot Description	Within 1/2 Mile Of Water
Roof	Roof Metal, Foundation On Pilings
Foundation	Foundation On Pilings

School Information

Elementary	See Remarks
Middle	See Remarks
High	See Remarks

Additional Information

Zoning	County
HOA Fees	0.00

Listing Details

Listing Office	Rish Real Estate Group LLC
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