

# \$1,295,000 - 2957 Coral Strip Pkwy, GULF BREEZE

MLS® #953014

## \$1,295,000

4 Bedroom, 3.00 Bathroom, 2,536 sqft  
Detached Single Family on 0.28 Acres

POLYNESIAN ISLANDS, GULF BREEZE, FL

Exquisite and rare canal-front property with a boat lift, new dock, boat lift cover, private boat ramp, and a screened-in in-ground swimming pool located in the highly coveted Polynesian Isles neighborhood. As you walk in, you'll find a beautiful open floor plan, perfect for entertaining. This four-bedroom, three-bath home features two canal-front master suites with custom closets. There's no carpet, just new luxury vinyl flooring throughout. The open and bright eat-in kitchen boasts white shaker cabinets and dolomite stone countertops. Additionally, there's a separate formal dining room, a large family room with an electric, heat-producing fireplace, and a built-in wall unit for your TV/electronics. All three full bathrooms have been completely renovated with beautiful tile, glass showerdoors, new vanities, and fixtures. The master bathroom shower is oversized with dual shower heads. For your comfort, there are two new, gas-efficient tankless water heaters to ensure you never run out of hot water. The roof and skylights were updated in 2021, HVAC in 2017, hurricane-rated windows in 2017, and hurricane-rated doors/garage in 2022 (Full Ins. Mitigation Report available). The pool liner was replaced in 2018, Polaris in 2021, garage door opener in 2021, and hot tub with cover, stairs, and hydraulic lift in 2023. There's also a separate grilling area with a covered gazebo. A new separation fencing consisting of vinyl, chain-linked, and pressure-treated wood provides privacy for this backyard paradise.



The home is hooked up to natural gas as of 2022- Gas Stove, Tankless Water Heaters, In-home Generator, Pool Heater. The irrigation system uses reclaimed water. This home has been updated with all new amenities, meticulously maintained, and is ready for move-in and immediate enjoyment. This quality updated canal-front home is a rare find. The full remodel/upgrade list totals over \$300K. See the summary list in supplements for more details- Matterport Tour link <https://my.matterport.com/show/?m=TNALERyx5nh>

Built in 1987

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 953014                 |
| Price          | \$1,295,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,536                  |
| Acres          | 0.28                   |
| Year Built     | 1987                   |
| Type           | Detached Single Family |
| Sub-Type       | Detached Single Family |
| Style          | Traditional            |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2957 Coral Strip Pkwy |
| Area        | Navarre/Gulf Breeze   |
| Subdivision | POLYNESIAN ISLANDS    |
| City        | GULF BREEZE           |
| County      | SANTA ROSA            |
| State       | FL                    |
| Zip Code    | 32563                 |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available |
| Parking Spaces | 2   |
| Parking        | Garage: Attached, Boat, Guest, Oversized, RV  |
| # of Garages   | 2   |
| Is Waterfront  | Yes   |
| Waterfront     | Canal   |
| Water View     | Canal   |
| Has Pool       | Yes   |
| Pool           | Pool - Enclosed, Pool - In-Ground, Private, Pool - Vinyl Liner, Community                             |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Fireplace, Floor Tile, Kitchen Island, Newly Painted, Renovated, Skylight(s), Washer/Dryer Hookup, Split Bedroom |
| Appliances        | Cooktop, Dishwasher, Disposal, Microwave, Oven:Self Cleaning, Smoke Detector, Stove/Oven Gas, Wine Refrigerator  |
| Heating           | Heat Pump Air To Air   |
| Cooling           | A/C: High Efficiency, Ceiling Fans, Water Heater - Two +   |
| Fireplace         | Yes  |
| Fireplaces        | Fireplace  |
| # of Stories      | 1  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Frame, Trim Vinyl, Siding Brick All  |
| Exterior Features | Fenced Chain Link, Fenced Privacy, Patio Covered, Patio Open, Pool - Enclosed, Pool - In-Ground, Porch Screened, Sprinkler System, Yard Building, Boat Launch, Deck Covered, Dock, Pool - Vinyl Liner, Rain Gutter |
| Lot Description   | Flood Insurance Required   |
| Windows           | Double Paned Windows, Storm Windows  |
| Construction      | Frame  |

### **School Information**

|            |              |
|------------|--------------|
| Elementary | ORIOLE BEACH |
| Middle     | GULF BREEZE  |
| High       | GULF BREEZE  |

### **Additional Information**

|        |                           |
|--------|---------------------------|
| Zoning | Residential Single Family |
|--------|---------------------------|

HOA Fees 0.00

## **Listing Details**

Listing Office Jessica Bradley Real Estate

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