

\$574,900 - 8216 Gulf Blvd D, NAVARRE

MLS® #956256

\$574,900

4 Bedroom, 3.00 Bathroom, 1,378 sqft
Attached Single Unit on 0.03 Acres

NAVARRE BEACH RESIDENTIAL, NAVARRE, FL

Unique Lockout Unit with Water Views of Navarre Beach with a studio on the first floor and 3 bedroom/2 bath unit upstairs on the 2nd and 3rd floor!! You can rent them as one unit with 4 bedrooms or two separate units! NO HOA!! Over \$47,000 in rental income for 2023; over \$38,000 already received through June of 2024!! The ground floor houses a full-size studio with a sliding glass door leading to a fenced-in, uncovered back patio. This studio unit includes a fully functional kitchenette including a small refrigerator, a stove, and a new microwave, along with a full bathroom, making it count as the fourth bedroom in the MLS listing. Separate access ensures privacy and convenience. The main unit spans the second and third floors. On the second floor, you'll find a guest bedroom with a private balcony overlooking the fenced patio and a balcony off the main entry door, perfect for enjoying morning coffee or evening wine with water views of Navarre Beach. The third floor features the master bedroom with a private balcony offering stunning water views of the beach, a third bedroom with double bunk beds, and a full bathroom (one on each floor).

This townhome comes with a covered carport and one deeded parking space, and it is part of a small, exclusive complex with only seven other units. The covered carport includes shelving and hooks for beach supplies and rafts, and there is a shared outdoor shower area for both units. Additionally, a shared



laundry room with a new full size washer and dryer is located in the foyer area on the first floor. It is located just 0.3 miles from the beach access, it's a short six-minute walk or one-minute drive.

The property is turnkey and rental-ready, sold fully furnished, with existing reservations on the books that can be transferred upon the sale. The roof was replaced in 2021, ensuring peace of mind for new owners. Situated directly across the street from Navarre Beach, this townhome is close to multiple restaurants, including a new Starbucks and Buffalo Wild Wings, and numerous public beach areas, making it a popular vacation spot for families and friends. Don't miss the opportunity to own this versatile, income-generating property in beautiful Navarre Beach, perfect for investors or those seeking a beachside getaway!

Built in 1984

Essential Information

MLS® #	956256
Price	\$574,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,378
Acres	0.03
Year Built	1984
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

Community Information

Address	8216 Gulf Blvd D
Area	Navarre/Gulf Breeze
Subdivision	NAVARRE BEACH RESIDENTIAL

City	NAVARRE
County	SANTA ROSA
State	FL
Zip Code	32566

Amenities

Amenities	Short Term Rental - Allowed
Utilities	Electric Available, Public Sewer Available, Public Water Available, TV Cable Available
Parking	Deeded, Carport, See Remarks
Water View	GULF, Intracoastal Waterway

Interior

Interior Features	Breakfast Bar, Floor Tile, Furnished - All, Split Bedroom, Washer/Dryer Hookup, Lock Out
Appliances	Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Stove/Oven Electric
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
# of Stories	3

Exterior

Exterior	Siding Stucco, Siding Wood
Exterior Features	Deck Open, Fenced Back Yard, Patio Open, Porch Open, Shower
Lot Description	Interior, Within 1/2 Mile Of Water

School Information

Elementary	HOLLEY-NAVARRE
Middle	HOLLEY-NAVARRE
High	NAVARRE

Additional Information

Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Keller Williams Realty Destin
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