

\$2,999,999 - 9661 Navarre Pkwy, NAVARRE

MLS® #954828

\$2,999,999

15 Bedroom, 9.00 Bathroom, 6,129 sqft
Detached Single Family on 2.10 Acres

CRESCENT SHORES, NAVARRE, FL

INVESTOR ALERT Now on the market is one of the most unique waterfront properties in Navarre. Over 2 acres on the sound with 229 feet of sandy beach, high and dry flat level lot, vast majority of the property is in flood zone X. This investment property has a 1701 square foot main home on the water with SIX additional 2 bedroom/1 bath 738 sqft renovated fully furnished cottages that provide instant income. You will not find many properties like this on the Florida Panhandle. The wonderfully remodeled concrete block cottages at this gated property are currently rented through AirBnB. The property also features plenty of room for parking RVs, beautiful live oaks, breathtaking water views, and so much more. This property has gone through an extensive remodel and overhaul. Some of the improvements include: Brand new lift station serving the 6 cottages, full new plumbing work and fixtures, walk in showers added, new sewer line into the cottages, all new wiring including panels and meters, roofs and trusses replaced, HVAC systems, impact windows, luxury vinyl floors, quartz countertops, appliances, the list goes on and on. Last year rental income was \$145k with four of the cottages renovated, now all six of the are completed and now being rented. Currently the owner does not do same day turnovers and does not rent during the winter months so more rental income could be generated. The main home could also be rented out, lived in, or provide housing for an



onsite manager. Properties like this simply do not come around very often!

Built in 1955

Essential Information

MLS® #	954828
Price	\$2,999,999
Bedrooms	15
Bathrooms	9.00
Full Baths	9
Square Footage	6,129
Acres	2.10
Year Built	1955
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Active

Community Information

Address	9661 Navarre Pkwy
Area	Navarre/Gulf Breeze
Subdivision	CRESCENT SHORES
City	NAVARRE
County	SANTA ROSA
State	FL
Zip Code	32566

Amenities

Utilities	Electric Available, Public Sewer Available, Gas - Propane, Lift Station, Public Water Available, TV Cable Available
Parking Spaces	2
Parking	Oversized, RV, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Intracoastal Waterway, Shore: Seawall, Sound
Water View	Intracoastal Waterway, Sound
Pool	Community, Private

Interior

Interior Features	Breakfast Bar, Fireplace, Floor Tile, Floor WW Carpet, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Refrigerator, Smoke Detector, Oven Continue Clean, Range Hood, Security System
Heating	A/C: Central Gas
Cooling	A/C: Central Electric, A/C: Central Gas
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

Exterior

Exterior	Frame, Roof Composite Shingle, Roof Metal, Siding Brick All
Exterior Features	Patio Open
Lot Description	Bulkhead/Seawall, Flood Insurance Required, Interior, Level, Within 1/2 Mile Of Water, Wooded
Roof	Roof Composite Shingle, Roof Metal
Construction	Frame

School Information

Elementary	HOLLEY-NAVARRE
Middle	HOLLEY-NAVARRE
High	NAVARRE

Additional Information

Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	Levin Rinke Realty
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