

\$248,000 - 1100 Shoreline Dr #112, Gulf Breeze

MLS® #636649

\$248,000

2 Bedroom, 2.00 Bathroom, 980 sqft
Residential on 0 Acres

Sailwind, Gulf Breeze, FL

Welcome to easy living in this furnished, low maintenance 1st floor condo adjacent to the pool in the heart of desirable Gulf Breeze Proper! *NEW AC & WH were installed on 4/26/2024.*This charming condo offers a perfect blend of comfort and convenience, This 2-bedroom, 2-full bathroom condo boasts an open and spacious floor plan that maximizes natural light and airflow. This unit faces the pool. There is a tiled front porch and a storm door, so you can enjoy the pool view in comfort. The well-appointed kitchen/dining area features extra cabinets & ample counter space, making it perfect for both casual meals and enjoying meals with friends. The primary bedroom features a custom, room-long closet for more extra storage. There is a very convenient, hideaway, fold-up table in the closet that makes a great desk & vanity. The second bedroom and all tile second bath are both handicap accessible complete with grabrails. The hallway bathroom also features flush no step shower. The flooring is wood-look LVP and tile in the wet areas. Included with the sale are Stacked Washer/Dryer, guest bedroom furniture & bed, chairs, & recliner in the living room. Whether you are looking for a full-time or part-time residence, you will love this prime location. It is just a 4 minute drive to the serene waters of the Gulf of Mexico. The condo association takes care of cable, garbage, grounds, termite protection, maintenance, pool, meeting room, and maintenance of the building from outside



to the paint on the sheetrock. No Dogs allowed, so NO barking ever! The roof was replaced 4/2021. Boat trailer parking is available in Sailwind. There are no outstanding association assessments. Enjoy the proximity to the whitest beach in the world, marina, boat ramp, Shoreline Park on The Sound, dining, shopping, and top-rated schools. All this in a high and dry X Flood Zone. This is more than a home; it's a lifestyle. Ready for low stress tranquil living? Book your appointment to view today! NO STR.

Built in 1981

Essential Information

MLS® #	636649
Price	\$248,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Condo
Style	Traditional
Status	Active

Community Information

Address	1100 Shoreline Dr #112
Subdivision	Sailwind
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32561

Amenities

Utilities	Cable Available, Underground Utilities
Parking	Boat, Parking Lot, RV/Boat Parking

Has Pool	Yes
Pool	Gunitite, Pool/Spa Combo, Salt Water

Interior

Interior Features	Storage, Baseboards, Ceiling Fan(s), High Speed Internet, Bonus Room, Guest Room/In Law Suite
Appliances	Electric Water Heater, Dryer, Washer, Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One

Exterior

Lot Description	Central Access, Interior Lot
Windows	Double Pane Windows, Blinds, Drapes
Roof	Shingle, Gable
Foundation	Slab

School Information

Elementary	Gulf Breeze
Middle	Gulf Breeze
High	Gulf Breeze

Additional Information

Zoning	City,Res Multi
HOA Fees	3900
HOA Fees Freq.	Annually

Listing Details

Listing Office	KELLER WILLIAMS REALTY GULF COAST
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