

# \$439,000 - 3863 Bay Wind Dr, Gulf Breeze

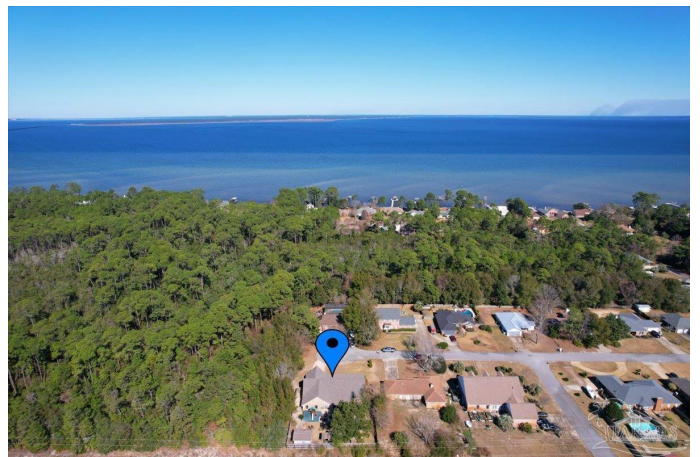
MLS® #639556

## \$439,000

3 Bedroom, 2.00 Bathroom, 2,397 sqft  
Residential on 0 Acres

Paradise Bay, Gulf Breeze, FL

Fantastic Price Adjustment! Paradise Bay solidly built brick home on a large cul-de-sac lot adjacent to a 23 acre conservation easement for added privacy. This property is primed for the next buyer featuring recent upgrades including new roof (2021), new HVAC (2021), and water heater (2020). The welcoming front porch opens into the foyer which flows into a dining room and the great room. The expansive great room has soaring ceilings-a perfect gathering spot. The great room effortlessly connects the updated eat-in kitchen (2022) showcasing granite counters, stainless steel appliances (including a smooth cooktop), and a hands-free sensor kitchen faucet. Additional kitchen amenities include a pantry and built-in desk. The large master suite is a wonderful retreat, easily accommodating a king-size bed and offering two closets. The master bath is an oasis with a jetted tub, separate shower, double vanity, water closet, and a generously sized linen closet. Guest bedrooms provide ample space with large closets. Additional living spaces include a sunroom just off the kitchen (currently used as a play room). Embrace the Florida lifestyle outdoors with an oversized front porch, a backyard featuring a fire pit and paver patio, screened porch, covered gazebo and play scape. The yard building with electricity, presents versatile options as a workshop, office, man cave, or she shed. Paradise Bay is a desirable neighborhood close to shopping and restaurants. TOP



RATED SCHOOLS including Blue Ribbon  
Awarded Oriole Beach Elementary. The  
neighborhood is golf cart friendly with deeded  
waterfront access a short distance away. The  
waterfront picnic area and beach is the perfect  
place to watch the sunset or launch your  
kayak and paddle board. This home is not in a  
flood zone and has never flooded. Please  
make an appointment to view today.

Built in 1990

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 639556                  |
| Price          | \$439,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,397                   |
| Acres          | 0.39                    |
| Year Built     | 1990                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Active                  |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3863 Bay Wind Dr |
| Subdivision | Paradise Bay     |
| City        | Gulf Breeze      |
| County      | Santa Rosa       |
| State       | FL               |
| Zip Code    | 32563            |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Utilities      | Cable Available                  |
| Parking Spaces | 2                                |
| Parking        | 2 Car Garage, Garage Door Opener |
| # of Garages   | 2                                |

|          |      |
|----------|------|
| Has Pool | Yes  |
| Pool     | None |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Storage, Cathedral Ceiling(s), Ceiling Fan(s), High Speed Internet, Sun Room |
| Appliances        | Electric Water Heater, Dishwasher, Microwave, Refrigerator                   |
| Heating           | Heat Pump  |
| Cooling           | Heat Pump, Ceiling Fan(s)  |
| # of Stories      | 1  |
| Stories           | One  |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Irrigation Well, Lawn Pump |
| Lot Description   | Cul-De-Sac                 |
| Windows           | Blinds, Shutters           |
| Roof              | Shingle, See Remarks       |
| Foundation        | Slab                       |

## School Information

|            |                |
|------------|----------------|
| Elementary | Oriole Beach   |
| Middle     | Woodlawn Beach |
| High       | Gulf Breeze    |

## Additional Information

|                |            |
|----------------|------------|
| Zoning         | Res Single |
| HOA Fees       | 55         |
| HOA Fees Freq. | Annually   |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Levin Rinke Realty |
|----------------|--------------------|

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