

\$1,682,500 - 3225 Bay St, Gulf Breeze

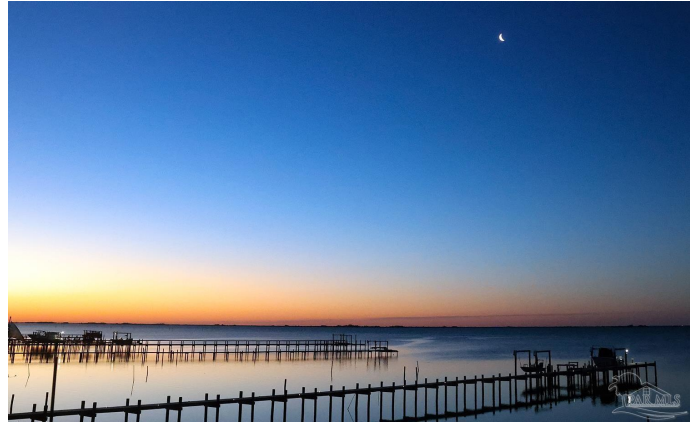
MLS® #640214

\$1,682,500

5 Bedroom, 5.50 Bathroom, 6,216 sqft
Residential on 0 Acres

Oriole Beach, Gulf Breeze, FL

Welcome to Oriole Beach with its own Boat Ramp just .10 mile from your future Home! This Waterfront Home boasts over 6000 SF of Versatility, Spaciousness, and Strength. Hardie Plank Siding on all 2" X 6" Framing on Concrete Slab and 12" pilings. All 4 Levels, bright with natural lighting, share amazing views of Santa Rosa Sound! Each level has its own HVAC system for easy climate control. The 1st Floor features a 3-Car Garage with one garage bay conditioned ready for a hobbyist shop. Ground floor has a potential Income producing apartment with a Living area, Kitchen, (2) Sleeping Rooms, Full Bath, plumbed and wired for an extra laundry serving your potential AirBNB guests and access onto the covered porch facing the tranquil seascapes of the Santa Rosa Sound. The 2nd Floor is the Main Living area of the home which includes high ceilings in an open floor plan, a Living Room, Kitchen w/Stainless Steel Appliances and Granite countertops, Dining area, with substantial granite countertop separating kitchen/living area, Large Laundry room/Pantry, (2) large bedrooms separated by a full bath, and a 1/2 Bath! There is a full sundeck access including stairways on each side of the home that lead to the circular driveway area. The 3rd Floor also features high ceilings, a large Office/Study, a huge Master Suite, leading to its own deck with great views, (2) walk-in closets, large bath with large garden tub, separate shower and (2) separate sinks. There



is a large guest bedroom/bath and an additional bedroom. The 4th Floor wins the day as a possible multi-purpose area, such as a recreation room, extra office space, gym/workout room, media room. There are conditioned knee-walls for an abundance of storage, as well as a stubbed-out full bath. A Built-in Elevator Shaft exists in the structure for a future elevator installation. If extra storage is necessary, there is a large, detached storage shed on site for your convenience. Your dream of living on the water has just come true!

Built in 2001

Essential Information

MLS® #	640214
Price	\$1,682,500
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Square Footage	6,216
Acres	0.37
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

Community Information

Address	3225 Bay St
Subdivision	Oriole Beach
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

Amenities

Utilities	Cable Available
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Parking Spaces	3
Parking	3 Car Garage, Circular Driveway
# of Garages	3
View	Sound
Is Waterfront	Yes
Waterfront	Sound, Waterfront, Block/Seawall, Rip Rap
Has Pool	Yes
Pool	None

Interior

Interior Features	Storage, Baseboards, Ceiling Fan(s), High Ceilings, High Speed Internet, In-Law Floorplan, Walk-In Closet(s), Bonus Room, Game Room, Guest Room/In Law Suite, Gym/Workout Room, Media Room, Office/Study
Appliances	Water Heater, Electric Water Heater, Dryer, Washer, Built In Microwave, Dishwasher, Refrigerator
Heating	Multi Units, Central
Cooling	Multi Units, Heat Pump, Central Air, Ceiling Fan(s)
Stories	4 to 7 Story

Exterior

Exterior Features	Balcony, Rain Gutters
Lot Description	Central Access
Windows	Double Pane Windows, Some Blinds
Roof	Shingle, Gable, Hip
Foundation	Pillar/Post/Pier, Slab

School Information

Elementary	Oriole Beach
Middle	Gulf Breeze
High	Gulf Breeze

Additional Information

Zoning	Res Single
HOA Fees Freq.	Annually

Listing Details

Listing Office	Levin Rinke Realty
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