

# \$949,000 - 1661 Comanche Trl, Gulf Breeze

MLS® #641829

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## \$949,000

5 Bedroom, 3.00 Bathroom, 3,277 sqft  
Residential on 1 Acres

Hickory Shores, Gulf Breeze, FL

Modern oasis on nearly 1.5 acres in Gulf Breeze! This newly built home is nestled on a large lot in a prime location just minutes to shopping, highly rated schools, and the beach!! The entirety of this house is custom built including the solid, steel frame making it wind and fire proof. The main level offers a large foyer with an office and guest bedroom on either side, a guest bathroom, an open entertaining space, plus the immaculate primary suite. Each of the bedrooms on the first floor have individual split a/c units for custom temperature control, and the oversized garage is heated/cooled as well! An entertainer's dream awaits in the open living room, dining area, and kitchen. Durable LVP floors connect the spaces and numerous windows make it feel extra bright and airy. Just wait until you see the stunning kitchen... It's the perfect blend of function and style featuring contemporary, two-toned cabinets, high-end appliances, and gorgeous granite counters. Off on its own end of the home is the private primary suite. With space for a king bed set plus a sitting area, his and hers walk-in closets, and a jaw-dropping ensuite bath, it will be your personal sanctuary. Speaking of the ensuite, it has to be seen to be believed! Like stepping into a modern NYC spa, the high contrast black and white details are a feast for the eyes. It has two granite vanities that flank a free-standing tub, and a separate glass and tile shower with a rainshower head. Upstairs are three more guest bedrooms that share



another amazing bathroom and their own laundry closet! Two of the rooms have charming dormer nooks and encircle a landing overlooking the foyer. The third room upstairs is the largest with its own private balcony that has a peek-a-boo view of the bay!! Out back is the expansive, fenced yard. With multiple gates and access points, it's a blank slate ready for your dream pool, detached workshop, or even a basketball court!

Built in 2022

**Essential Information**

MLS® #	641829
Price	\$949,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,277
Acres	1.41
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

**Community Information**

Address	1661 Comanche Trl
Subdivision	Hickory Shores
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

**Amenities**

Utilities	Cable Available
Parking Spaces	2
Parking	2 Car Garage

# of Garages	2
Has Pool	Yes
Pool	None

## Interior

Interior Features	Storage, Baseboards, Ceiling Fan(s), High Ceilings, High Speed Internet, Recessed Lighting, Walk-In Closet(s), Office/Study
Appliances	Tankless Water Heater/Gas, Built In Microwave, Dishwasher, Disposal, Double Oven, Refrigerator, Oven
Heating	Natural Gas
Cooling	Multi Units, Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

## Exterior

Lot Description	Central Access
Windows	Double Pane Windows, Storm Window(s), Blinds
Roof	Shingle
Foundation	Slab

## School Information

Elementary	West Navarre
Middle	Woodlawn Beach
High	Gulf Breeze

## Additional Information

Zoning	Res Single
HOA Fees Freq.	Annually

## Listing Details

Listing Office	TEAM SANDY BLANTON REALTY, INC
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