

# **\$445,000 - 1609 Sumatra Ln, Gulf Breeze**

MLS® #642004

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## **\$445,000**

3 Bedroom, 2.00 Bathroom, 2,508 sqft  
Residential on 0 Acres

Polynesian Islands, Gulf Breeze, FL

Welcome to this lovely brick home in the Polynesian Isles subdivision. This brick home features 3 bedrooms, 2 bathrooms, just over 2500 square feet and sits on almost 1/2 an acre. You have a view of the canal from your front porch and just a block away from the bay. As you enter the home, to the left you have the oversized converted garage, with vinyl wood look floor and a beautiful stone wall with a large wood beam mantle and electric fireplace. To the back of the room is an additional space/ bonus room that has access to the driveway . The interior laundry room has tons of room for storage and includes an addition closet that has two safes built into the slab of the home. The majority of the home has tiled flooring, and no carpeting throughout. The living room off of the kitchen overlooks the back yard and is the center point of the home. As you enter the kitchen you will notice all of the updates including granite counter tops and backsplashes and warm grey cabinets, stainless steel appliances and wood look vinyl plank flooring. The dining area just off the kitchen sits in a bay window and overlooks the back yard. The primary bedroom has plenty of room for a sitting area and includes a walk in closet and bathroom with dual vanities and a private shower area. As you enter the back yard you will notice the covered patio and large garage/storage building. With an acceptable offer, the seller will replace the roof prior to closing. This home has too many features too mention. Call today to schedule



your personal tour.

Built in 1991

**Essential Information**

MLS® #	642004
Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,508
Acres	0.43
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

**Community Information**

Address	1609 Sumatra Ln
Subdivision	Polynesian Islands
City	Gulf Breeze
County	Santa Rosa
State	FL
Zip Code	32563

**Amenities**

Parking	Driveway, Front Entrance, Converted Garage
View	Canal, Water
Waterfront	Deed Access
Has Pool	Yes
Pool	None

**Interior**

Interior Features	Storage, Baseboards, Ceiling Fan(s), Recessed Lighting, Walk-In Closet(s), Bonus Room
Appliances	Electric Water Heater, Built In Microwave, Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Fireplace	Yes
Fireplaces	Electric
# of Stories	1
Stories	One

## Exterior

Exterior Features	Fire Pit
Lot Description	Central Access
Windows	Double Pane Windows, Some Blinds, Shutters
Roof	Composition
Foundation	Slab

## School Information

Elementary	Gulf Breeze
Middle	Gulf Breeze
High	Gulf Breeze

## Additional Information

Zoning	Res Single
HOA Fees	35
HOA Fees Freq.	Annually

## Listing Details

Listing Office	KELLER WILLIAMS REALTY GULF COAST
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