

\$1,785,000 - 97 Chanteclaire Cir, GULF BREEZE

MLS® #550285

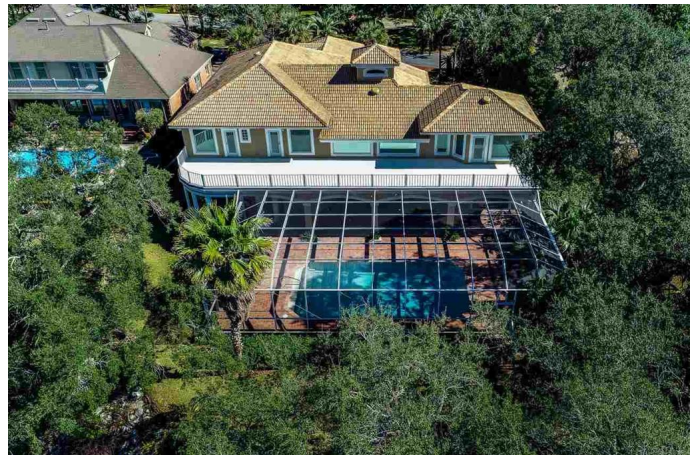
\$1,785,000

6 Bedroom, 5.00 Bathroom, 6,600 sqft
Residential on 1 Acres

CHANTECLAIRE, GULF BREEZE, FL

Spectacular waterfront estate in Gulf Breeze proper! Located in Chanteclaire Subdivision, the boating enthusiast will enjoy 140 feet on Hoffman Bayou complete with two deep water boat slips! This protected waterfront is also a great spot for paddle boarding or kayaking. Much of your time will be spent enjoying the Florida sunshine in the beautiful salt water screened pool. Decorative pavers surround the pool area offering an abundance of outdoor entertaining space. The .62 acre lot boasts a higher elevation that does not require flood insurance. With six bedrooms, five baths and a three-car garage, there is room for a large family or extended family. The expansive walk in storage space and oversized laundry room with laundry chute help keep the household organized. The open kitchen with large island was recently updated with granite counters and stainless appliances including a six burner gas cooktop, free standing ice maker and an oversized built-in refrigerator. The master suite is downstairs offering separate walk-in closets with built-ins, granite counters, a large tub and tiled shower. A private spiral staircase goes from the master to the study/library. Four guest bedrooms and a large game room are located upstairs. This one owner custom-built home has been meticulously maintained.

Construction upgrades include geothermal HVAC systems, a Generac generator, three gas fireplaces, self-draining stucco system, Anderson windows, and a tile roof. The savvy waterfront buyer will appreciate the elevation



of this deep, protected waterfront home . . .
conveniently located in the top-rated Gulf
Breeze school system and close to Pensacola
Beach, downtown Pensacola and area
hospitals.

Built in 1996

Essential Information

MLS® #	550285
Price	\$1,785,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	6,600
Acres	0.63
Year Built	1996
Type	Residential
Sub-Type	RESIDENTIAL DETACHED
Style	SPANISH
Status	Active

Community Information

Address	97 Chanteclair Cir
Area	SANTA ROSA
Subdivision	CHANTECLAIRE
City	GULF BREEZE
County	SANTA ROSA
State	FL
Zip Code	32561

Amenities

Parking	3 CAR GARAGE, CIRCULAR DRIVEWAY, OVERSIZED GARAGE, SIDE ENTRY
View	BAY VIEW, BAYOU VIEW
Is Waterfront	Yes
Waterfront	BAYOU
Has Pool	Yes
Pool	SALTWATER POOL, INGROUND POOL, SCREEN ENCLOSED POOL

Interior

Interior	TILE, HARDWOOD
Interior Features	2+FIREPLACE, CEILING FANS, CROWN MOLDING, FIREPLACE: GAS, HIGH CEILINGS, ADD'L STORAGE, PLANTATION SHUTTERS, RECESSED LIGHTING, ALL BLINDS, SURROUND SOUND, WALK-IN CLOSET, BUILT-IN BOOKCASES
Appliances	WALL OVEN, DISHWASHER, DISPOSAL, DOUBLE OVEN, GAS STOVE/OVEN, GRANITE COUNTERTOPS, ISLAND, PANTRY, REFRIGERATOR
Heating	GEOHERMAL
Cooling	GEOHERMAL
Fireplace	Yes
Stories	2 STORY

Exterior

Exterior	IMPACT RESISTANT WINDOWS, BACKYARD FENCE, BALCONY, COVERED PATIO, LANAI, PARTIAL SERVICE GENERATOR
Exterior Features	WATERFRONT, WATERVIEW
Lot Description	112x245
Roof	CLAY TILES/SLATE
Construction	FRAME
Foundation	SLAB

School Information

Elementary	GULF BREEZE
Middle	GULF BREEZE
High	GULF BREEZE

Additional Information

Zoning	RES SINGLE
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ON THE COAST
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