$1,550,000 - 1901 Catamaran Drive, Navarre

MLS® #1006436

$1,550,000

3 Bedroom, 3.00 Bathroom, 2,914 sqft

Residential

CRESCENT III, Navarre, FL

Ninety-three feet of Santa Rosa Sound frontage unfolds before you the moment you arrive. A 300-foot private dock stretches toward open water, a covered boathouse waits at its end, and a screened-in pool offers a front-row seat to the Sound -- all within Flood Zone X, the federal government's lowest-risk flood classification.

This is not a compromise. This is the waterfront life, fully realized, on one of Navarre's most coveted sound-front lots.
Set on a sound front lot, 1901 Catamaran Dr is a custom executive residence where soaring 18- and 20-foot ceilings frame uninterrupted water views, and every detail has been considered with intention. The chef's kitchen commands the main level -- outfitted with a natural gas range, warming drawer, dedicated ice maker, wine fridge, trash compactor, dual prep stations, and a walk-in pantry with floor-to-ceiling shelving -- all while framing live views of Santa Rosa Sound. Bar seating for four. A formal dining room and casual dining area for every occasion.

The primary suite is a private sanctuary: bamboo wood floors, a dedicated sitting area, direct patio access, a garden tub, a separate tile shower, dual vanities with ample storage, and his-and-hers closets. The screened pool deck offers a front-row seat to the Sound, with an 8-foot-deep pool and a poolside half bath just steps away. Elsewhere: a gas fireplace in

the great room, built-in speakers throughout communal spaces, porcelain tile, central vacuum, and a 2nd-floor flex space with custom built-ins. Auto hurricane shutters, full-perimeter storm protection, gutters, seawall, riprap, and a private sandy beach area.

Waterfront & Outdoor
93 ft of Santa Rosa Sound frontage | 300-ft private dock with covered boathouse | Seawall, riprap, and private sandy beach area | Soundfront screened-in pool -- 8 ft max depth | Poolside half bath | Oversized circle driveway with parking for 6+ vehicles | Dedicated boat and/or RV parking on west side | Master gardener-designed landscaping | Well water irrigation system

Garage & Utility
2-car garage with workbench and shop sink | Central vacuum throughout | Natural gas range and gas dryer | Tankless water heater | All smoke detectors dual-certified (CO)

Kitchen
Natural gas range | Warming drawer | Dedicated ice maker | Wine fridge | Trash compactor | Main sink and prep sink | Bar seating for 4 | Formal and informal dining areas | Large walk-in pantry with full surround shelving | Sound views from the kitchen

Interior
18-ft entry foyer ceiling | 20-ft great room ceiling | Porcelain tile throughout main living areas | Bamboo wood floors in primary suite | New carpet -- under 18 months | Gas fireplace | Built-in speakers in communal areas | Uplighting and under-cabinet lighting in kitchen | Kick lighting in primary bath | 2nd-floor flex space with built-in cabinetry and shelving | Split bedroom floor plan

Systems
Tankless water heater | Auto hurricane shutters on two high windows | Storm shutters on all windows | Full gutters | Natural gas (range, dryer, fireplace, water heater)

Location
8 min to Navarre Beach | 15 min to Gulf Islands National Seashore | 40 min to Destin-Fort Walton Beach International Airport | 45 min to Pensacola International Airport

Built in 1995

Essential Information

MLS® #	1006436
Price	$1,550,000
Sold Price	$1,418,000
Date Sold	$2026-08-17
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,914
Year Built	1995
Type	Residential
Sub-Type	Detached Single Family
Style	Mediterranean
Status	Sold

Community Information

Address	1901 Catamaran Drive
Area	11 - Navarre/Gulf Breeze
Subdivision	CRESCENT III
City	Navarre
County	Santa Rosa
State	FL
Zip Code	32566

Amenities

Utilities	Electric, Gas - Natural, Phone, Public Water, Septic Tank, TV Cable
Parking	Garage Door Opener, Boat, Guest, Oversized, Garage, Covered
# of Garages	2
View	Bay, Gulf, Intracoastal Waterwy, Sound
Is Waterfront	Yes
Waterfront	Bay, Gulf/Pass, Intracoastal Wtrwy, Shore - Beach, Shore - Natural, Shore - Rip Rap, Seawall, Sound
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Central Vacuum, Breakfast Bar, Bookcases, Vaulted Ceiling(s), Fireplace, Kitchen Island, Pantry, Split Bedroom, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer, Tankless Water Heater
Heating	Natural Gas, Heat High Efficiency, Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	2

Exterior

Exterior Features	Boat Slip, Boatlift, Dock, Private Yard, Hurricane Shutters, Lawn Pump, Pool - Vinyl Liner, Pool - Enclosed, Outdoor Shower, Sprinkler System
Lot Description	Bulkhead/Seawall, Coastal Setback, Cul-De-Sac, Interior Lot, Level, Restrictions, Within 1/2 Mile to Water
Windows	Double Pane Windows, Window Treatments
Roof	Composite Shngl
Construction	Frame, Stucco

School Information

Elementary	Holley-Navarre Primary-Intermed
Middle	Holley-Navarre
High	Navarre

Additional Information

Days on Website	119
Zoning	Resid Single Family

Listing Details

Listing Office Christies International Real Estate Emerald Coast

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