

# **\$322,700 - 14100 River Road Unit 231 - C, Pensacola**

MLS® #344499

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## **\$322,700**

2 Bedroom, 2.00 Bathroom, 1,144 sqft  
Residential on 2 Acres

Holiday Harbor, Pensacola, FL

HEAVEN ON EARTH - This unit, located on the second floor at Holiday Harbor bldg C, in Perdido Key, Florida offers many attractive features for potential buyers. With two bedrooms and two bathrooms, the unit offers comfortable living accommodations, as well as stunning waterfront views from its corner location. The unit also benefits from a natural privacy buffer provided by a palm tree on the balcony. The condo has been recently updated with new kitchen appliances and luxury vinyl plank flooring throughout, providing a modern and fresh feel. The new windows, doors, and HVAC system also ensure that the unit is energy-efficient and well-insulated. One standout feature of the new kitchen range is its built-in air fryer, which adds to the unit's overall convenience and functionality. Additionally, there is a Toto Washless Bidet Toilet in the primary bathroom, which is a great feature. The condo also comes furnished, as viewed today- (not in MLS Pictures) including a washer and dryer. The complex's outdoor pool amenity is conveniently located near the unit, making it easy for residents to enjoy a refreshing swim. For those who enjoy outdoor activities, the condo is situated near walking trails that lead to a public beach and a waterfront dog park, offering a great place for pets to play and swim. Boaters will appreciate the proximity of the Holiday Harbor Marina, which provides convenient access to the intracoastal waterway. The unit also includes a cosmetic



fireplace, which can be easily converted to an electric fireplace for added ambiance. Overall, this waterfront property offers an affordable option for those seeking modern updates, stunning views, and access to outdoor activities. 28 day minimum rentals - On-Site maintenance is a plus. It is important for buyers to verify all information and measurements mentioned, to ensure that the property meets their needs and expectations. BE SURE AGENT READS AGENT NOTES

Built in 1986

**Essential Information**

MLS® #	344499
Price	\$322,700
Sold Price	\$311,000
Closed Date	2024-04-11
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	2.48
Year Built	1986
Type	Residential
Sub-Type	Condominium
Status	Closed

**Community Information**

Address	14100 River Road Unit 231 - C
Area	Perdido Key
Subdivision	Holiday Harbor
City	Pensacola
County	Escambia, FL
State	FL
Zip Code	32507

**Amenities**

Amenities	Gazebo, Landscaping, Pool - Outdoor
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Utilities	See Remarks
Parking	Parking Lot
View	Direct Bay Front, Direct ICW Front
Is Waterfront	Yes
Waterfront	Bay Front - Building, ICW Front - Building
Has Pool	Yes
Pool	Community

## Interior

Interior	Other Floors-See Remarks
Interior Features	Ceiling Fan(s), En-Suite
Appliances	Dishwasher, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Electric
Cooling	Ceiling Fan(s)
# of Stories	1
Stories	One

## Exterior

Exterior	EIFS
Lot Description	Waterfront
Roof	Composition
Construction	Resale
Foundation	Other

## School Information

Elementary	Not Baldwin County
Middle	Not Baldwin County
High	Not Baldwin County

## Additional Information

Zoning	Other-See Remarks
HOA Fees	4800
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Re/max Of Orange Beach
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