

# \$459,000 - 4060 Indigo Drive Unit 307, Pensacola

MLS® #348499

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## \$459,000

3 Bedroom, 2.00 Bathroom, 1,496 sqft

Residential on 0 Acres

Laguna Pointe, Pensacola, FL

Waterfront building that is also protected (with Johnson Beach across) - THE VIEW!! And so quiet and peaceful. Great for kayaking and paddleboarding (to J. Beach, Sand Island, etc.), easy kayak storage and located right at the water. Small but private beach area around the nature preserve or paddle over to Johnson Beach. Sidewalks and bike lanes all the way to Orange Beach for biking. Easy access both to OBA and downtown Pensacola, but tucked away in a very private and quiet, low-density gated community with no STR renter mayhem. Balcony open to east and south for amazing sunrises and both water and wildlife view with the federal nature preserve to the east (nothing will be built there and it's packed with osprey, eagles, etc.) Blue Angels practice 2 - 3 days a week right out front. Covered and dedicated parking with storage 3 bedrooms for guest space and plenty of storage. Entire building and grounds renovated and updated after Sally.

Assessments paid and all up to date per seller.



Built in 2004

## Essential Information

MLS® #	348499
Price	\$459,000
Sold Price	\$455,000
Closed Date	2023-08-17
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,496
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Condominium
Status	Closed

## Community Information

Address	4060 Indigo Drive Unit 307
Area	Escambia County FL
Subdivision	Laguna Pointe
City	Pensacola
County	Escambia, FL
State	FL
Zip Code	32507

## Amenities

Amenities	Fishing, Landscaping, Pool - Outdoor, Gated
Utilities	See Remarks
Parking	Assigned, Covered
View	Direct ICW Front
Is Waterfront	Yes
Waterfront	ICW Front - Building
Has Pool	Yes
Pool	Community, Association

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Ceiling Fan(s), Split Bedroom Plan, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Disposal, Convection Oven, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Electric, Central
Cooling	Ceiling Fan(s)
Fireplaces	None
# of Stories	1
Stories	One

## Exterior

Exterior	Concrete Board, Block, Wood Frame
Exterior Features	Storage
Lot Description	Less than 1 acre, Waterfront
Roof	Composition
Construction	Resale

**School Information**

Elementary	Not Baldwin County
High	Not Baldwin County

**Additional Information**

HOA Fees	8100
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Re/max Realty Professionals Ea
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Listing information last updated on May 24th, 2024 at 5:15am CDT