

\$750,000 - 13599 Perdido Key Drive Unit T1c, Pensacola

MLS® #351768

\$750,000

3 Bedroom, 3.00 Bathroom, 1,676 sqft
Residential on 0 Acres

Beach Colony Resort, Pensacola, FL

\$71,000 PRICE ADJUSTMENT! MOTIVATED SELLER. Don't Miss this great opportunity! This fully-furnished 3-bed, 3-bath first floor condo at Beach Colony Resort is primed for family memories. Hear the waves, bask in sun-drenched vistas & enjoy direct Gulf of Mexico views from the expansive 1st-floor patio with gated access to a grassy area, perfect for play. Step inside & onto the fully tiled floors throughout this beach abode. The kitchen is fully equipped, great for cooking fresh catches straight from the Gulf of Mexico, offering ample counter space & an eat-in setup with granite countertops & under counter lighting. Sit around your large dining table in your separate dining area & share your favorite beach stories of the day. You'll find that the space & beach tales are endless! The master bedroom boasts Gulf views, with floor-to-ceiling glass doors for natural light & lanai access. Master bath features double vanities, whirlpool tub, & separate shower. Two spacious bedrooms each have full baths for maximum guest comfort. The in-unit washer and dryer makes laundry at the beach a breeze! This turn-key unit surpasses expectations. Plantation shutters throughout, new furnishings, roof, sealed/painted exterior, and balcony railings - all covered by reserves. High ROI, strong HOA, and upgrades like HVAC 2020, hurricane shutters, and NEW interior furniture. Beach Colony offers ultimate privacy with only 4 units per floor, & guarded gate in season.. Resort amenities include 3



pools, 1 enclosed for year-round use, hot tub/spa, tennis courts, & fitness center. Private beach walkovers provide easy access to Perdido Key's sandy white shores & emerald waters. An extra bonus is your extra-large storage room, conveniently located directly outside your unit. Great rental potential, on-site association management, well-maintained reserves. Truly an outstanding opportunity to own and invest at the beach, with rental projections over \$60K.

Built in 2000

Essential Information

MLS® #	351768
Price	\$750,000
Sold Price	\$750,000
Closed Date	2023-12-21
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,676
Acres	0.47
Year Built	2000
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	13599 Perdido Key Drive Unit T1c
Area	Perdido Key
Subdivision	Beach Colony Resort
City	Pensacola
County	Escambia, FL
State	FL
Zip Code	32507

Amenities

Amenities	BBQ Area, Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Fitness
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Center, Fencing, Internet, Pool - Indoor, Landscaping, On-Site Management, Pool - Outdoor, Tennis Court(s), Gated

Parking	Parking Lot, None
View	Direct Gulf Front
Is Waterfront	Yes
Waterfront	Gulf Front - Building
Has Pool	Yes
Pool	Community

Interior

Interior	Tile
Interior Features	Ceiling Fan(s), En-Suite, Split Bedroom Plan
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator, Washer
Heating	Electric, Central
# of Stories	1
Stories	One

Exterior

Exterior	Stucco, P-I-P Reinforced Concrete
Exterior Features	Outdoor Shower, Storage
Lot Description	Waterfront
Windows	Window Treatments
Roof	Metal
Construction	Resale
Foundation	Pilings

School Information

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

Additional Information

HOA Fees	16878
HOA Fees Freq.	Annually

Listing Details

Listing Office	Pointe South Of Perdido
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