

# \$1,175,000 - 12450 Lillian Highway, Pensacola

MLS® #352321

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## \$1,175,000

3 Bedroom, 3.00 Bathroom, 1,942 sqft  
Residential on 1 Acres

Perdido Heights, Pensacola, FL

Welcome to "Perdido Bluffs", which includes an inspiring, newly built/renovated cottage with design cues from the Louisiana houses of A. Hays Town and featuring 117â€™™ on Perdido Bay. This is an opportunity to own a spacious Bayfront that is among the finest natural Bayfront homesites in the Florida panhandle. The cottage features high and dry, non-floodplain elevation with real world advantages: Reduced hurricane risk, no flood insurance requirement. This 3-bedroom, 3-bath cottage is replete with exterior Cyprus wood siding, reclaimed antique pine doors, flooring, beams and some wall accents. The kitchen is completely remodeled to include stainless steel appliances, custom cabinets, subway tile backsplash, exposed high wood beams and 16ft cathedral ceilings. Adjacent to the kitchen is a custom built-in workstation/home office, which can also function as a pantry with a separate entrance. The dining and living room areas feature reclaimed heart pine wood beam and wall accents, built-in bookshelves, built-in window seating, and a brick, wood-burning fireplace with 13ft vaulted ceilings. Two sets of double doors provide flow to the spacious bay deck (33' x 14'7") overlooking the pier with spectacular views of the bay and its distant shorelines. Just off the living room is a screened-in porch which features another wood-burning fireplace and wood beam mantle, offering more grand views of Perdido Bay. This home is perfect for entertaining with state-of-the-art audio/ video



speaker system in the main and outdoor living areas. Enjoy an ample sandy beach for endless recreation and a bird's eye views from the pier which has new Thru-flow decking and a covered boat/deck house. There is also a whole home Generac, designated area for firewood, and a vintage one-car garage/storeroom (10'8" x 20'). Seller owns lot C (40' water frontage) adjacent to the East which can be purchased with the sale of the house (Combined 158 ft of bay frontage and 1.5 acres).

Built in 1949

**Essential Information**

MLS® #	352321
Price	\$1,175,000
Sold Price	\$1,245,000
Closed Date	2023-10-27
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,942
Acres	0.92
Year Built	1949
Type	Residential
Sub-Type	Traditional
Style	Traditional
Status	Closed

**Community Information**

Address	12450 Lillian Highway
Area	Escambia County FL
Subdivision	Perdido Heights
City	Pensacola
County	Escambia, FL
State	FL
Zip Code	32506

## Amenities

Amenities	None
Utilities	Sewer Available
Parking	Three or More Vehicles
View	Direct Bay Front, Northern View, Southern View
Is Waterfront	Yes
Waterfront	Bay Front - Building

## Interior

Interior	Split Brick, Tile, Wood, Other Floors-See Remarks
Interior Features	Ceiling Fan(s), High Ceilings, Internet
Appliances	Dishwasher, Disposal, Double Oven, Dryer, Microwave, Gas Range, Refrigerator w/Ice Maker, Washer
Heating	Electric
Cooling	Central Electric (Cool), Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, See Remarks, Wood Burning
# of Stories	1
Stories	One

## Exterior

Exterior	Other-See Remarks, Wood Siding, Wood Frame
Lot Description	Less than 1 acre, Few Trees, Waterfront, Pier, Elevation-High
Windows	Window Treatments, Double Pane Windows
Roof	Composition
Construction	Resale
Foundation	Pillar/Post/Pier

## School Information

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

## Listing Details

Listing Office	Bellator Real Estate & Dev Gulf Shores
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