

\$449,000 - 7156 Sharp Reef, Perdido Key

MLS® #353656

\$449,000

2 Bedroom, 3.00 Bathroom, 1,040 sqft
Residential on 0 Acres

Perdido Key Coves, Perdido Key, FL

Don't miss this RARE Gem! Nestled in the heart of Perdido Key Florida next to protected state park land to the west. This stunning townhome offers not only a prime location but also an assigned boat slip, boat facilities and convenient public Gulf Access within walking distance. This is a rent restricted HOA with 6 month lease minimums, So you won't be disturbed by weekly or daily check-ins and outs. As you step inside, you will be greeted by an open and spacious 2 level floor plan that has been totally updated and full of coastal charm. The well-appointed kitchen features new appliances, ample solid surface counter space, new cabinets and breakfast bar. There are 2 generously sized bedrooms, each with its own en-suite bathroom, providing privacy and comfort for both owners and guests and a 1/2 bath on the first floor. The master suite is a true retreat, featuring a walk-in shower with updated finishes. Wake up to breathtaking views, overlooking Ole River and Ono Island where you can enjoy your morning coffee or evening sunsets. One of the most coveted features of this property is the assigned boat slip, allowing you to indulge in the ultimate waterfront lifestyle. Spend your days exploring the crystal-clear waters of the Gulf of Mexico, fishing, or simply cruising along the picturesque coastline. With Public Gulf access just a short walk away, you can easily enjoy a day at the beach or embark on various water activities. Perdido Key is known for its pristine beaches, stunning natural beauty, and a



laid-back coastal atmosphere. You'll also appreciate the covered parking and ample storage space. This townhome provides the perfect opportunity to immerse yourself in this idyllic lifestyle. Whether you are seeking a year-round residence, a vacation retreat, or an investment property, this rare find offers endless possibilities. Don't miss your chance to own this exceptional townhome. Schedule your private showing today!

Built in 1985

Essential Information

MLS® #	353656
Price	\$449,000
Sold Price	\$425,000
Closed Date	2024-02-23
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,040
Acres	0.18
Year Built	1985
Type	Residential
Sub-Type	Townhouse
Status	Closed

Community Information

Address	7156 Sharp Reef
Area	Perdido Key
Subdivision	Perdido Key Coves
City	Perdido Key
County	Escambia, FL
State	FL
Zip Code	32507

Amenities

Amenities	Water Access-Deeded
Utilities	See Remarks
Parking	Single Carport
View	Direct River Front
Is Waterfront	Yes
Waterfront	ICW Front - Building, River Front

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	En-Suite
Appliances	Dishwasher, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer, Cooktop
Heating	Electric
Stories	Two

Exterior

Exterior	Concrete Board, Wood Frame
Exterior Features	Outdoor Shower, Storage, Termite Contract
Lot Description	Cul-De-Sac, Waterfront
Roof	Dimensional
Construction	Resale
Foundation	Pilings

School Information

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

Additional Information

HOA Fees	83
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Levin Rinke Realty
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