

# \$464,000 - 13942 River Road, Pensacola

MLS® #353899

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**\$464,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

Perdido Key, Pensacola, FL

LAST WATERFRONT LOT LEFT! Included in the price is a completed dock and a DEEP WATER BOAT SLIP immediately in front of your own house. There is also an option to purchase a second slip. Four of the five lots in NOLACOLA Development have been sold and are either under construction or completed. Check the website for updates. RARE OPPORTUNITY to have a true water-fronting lot with unobstructed North and West water-facing views (note lot #2). Homes in NOLACOLA currently being developed range from 2-3 stories and 2,500 to 3,300 sq.ft. With only 5 lots on this 2 acre site, it gives far more room to spread out than those other cramped cookie-cutter developments. Covenants allow one to fence in areas outside of the lot's footprint to give room for pets to roam. Common POOL, Golf Cart Friendly, shared gathering areas at the water's edge, beachscape area coming soon. Common vineyard/grove area with a Buccée's firepit. World Class Boating to Pirate's Cove, Hub Stacey's, Ft. McCrae, Florabama, Pensacola Yacht Club, Gulf Island Seashore, Big Lagoon State Park and all points beyond.



## Essential Information

MLS® #	353899
Price	\$464,000

Sold Price	\$420,000
Closed Date	2024-03-08
Bathrooms	0.00
Acres	0.00
Type	Land
Sub-Type	Residential Lots,Unimproved Land
Status	Closed

### Community Information

Address	13942 River Road
Area	Perdido Key
Subdivision	Perdido Key
City	Pensacola
County	Escambia, FL
State	FL
Zip Code	32507

### Amenities

Amenities	BBQ Area, Fencing, Fishing, Gazebo, Internet, Pool - Outdoor, Water Access-Deeded
Utilities	Cable Available, Natural Gas Connected, Underground Utilities
View	Direct ICW Front
Is Waterfront	Yes
Waterfront	ICW Front

### Exterior

Lot Description	Lot, Less than 1 acre, Waterfront
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### School Information

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

### Additional Information

HOA Fees	550
HOA Fees Freq.	Monthly

### Listing Details

Listing Office	Re/max Gulf Properties
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Listing information last updated on May 19th, 2024 at 10:15am CDT