

\$750,000 - 5700 Grande Lagoon Boulevard, Pensacola

MLS® #356987

\$750,000

3 Bedroom, 3.00 Bathroom, 2,316 sqft
Residential on 0 Acres

Grande Lagoon North, Pensacola, FL

Investors/Builders take note. This beautiful Intracoastal Waterfront home is up for sale. This custom-designed home is the victim of faulty construction, with the most significant defect requiring total replacement of the structure's SIPs floor panels. The owners had their remediation scheduled to begin the week that Hurricane Sally hit Pensacola. However, that storm caused some damage to the structure that revealed other (original) construction defects in some of the windows and doors resulting in additional inspections. There are significant structural updates required to bring this lovely home back to life, but the property is priced to allow for those repairs. The owner has extensive documentation about the deficiencies as well as a bid (a few years old) for the cost necessary to correct most of the issues at hand. Note that post-Hurricane Sally, they never got a formal bid to replace the vinyl formerly enclosing the garage area, nor did they get a bid to replace the damaged entry foyer and the stairs that go up to the living level. The Structural deficiencies report and report from BLIT are available upon request. To the best of the owner's knowledge, the house is repairable, but the seller makes no warranty or representation of that fact or any warranty to the condition or working order for the existing appliances, HVAC, water heater, etc. The house is being sold strictly as-is. The purchaser is to do all due diligence to confirm that the state of the property is to their



satisfaction and desired use.

Built in 2013

Essential Information

| | |
|----------------|--------------|
| MLS® # | 356987 |
| Price | \$750,000 |
| Sold Price | \$640,000 |
| Closed Date | 2024-03-22 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,316 |
| Acres | 0.37 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Contemporary |
| Style | Contemporary |
| Status | Closed |

Community Information

| | |
|-------------|------------------------------|
| Address | 5700 Grande Lagoon Boulevard |
| Area | Escambia County FL |
| Subdivision | Grande Lagoon North |
| City | Pensacola |
| County | Escambia, FL |
| State | FL |
| Zip Code | 32507 |

Amenities

| | |
|---------------|--|
| Amenities | Fishing, Tennis Court(s), Water Access-Deeded |
| Utilities | Natural Gas Connected, Underground Utilities, Water Heater-Tankless, Cable Connected |
| Parking | See Remarks |
| View | Direct ICW Front |
| Is Waterfront | Yes |
| Waterfront | ICW Front - Building |

Interior

| | |
|-------------------|---|
| Interior | Tile |
| Interior Features | Ceiling Fan(s), High Ceilings, Internet |
| Appliances | Dishwasher, Disposal, Microwave, Electric Range, Washer, Cooktop, Gas Water Heater, ENERGY STAR Qualified Appliances, Tankless Water Heater |
| Heating | Heat Pump |
| Cooling | Heat Pump, Ceiling Fan(s), ENERGY STAR Qualified Equipment |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-----------------|------------------------------|
| Exterior | Vinyl Siding, Hardboard |
| Lot Description | Less than 1 acre, Waterfront |
| Windows | Double Pane Windows |
| Roof | Composition |
| Construction | Resale |
| Foundation | Pilings |

School Information

| | |
|------------|--------------------|
| Elementary | Not Baldwin County |
| Middle | Not Baldwin County |
| High | Not Baldwin County |

Additional Information

| | |
|----------------|-------------------------|
| Zoning | Single Family Residence |
| HOA Fees | 150 |
| HOA Fees Freq. | Annually |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Emerald Coast Realty |
|----------------|----------------------|

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Listing information last updated on May 11th, 2024 at 5:15pm CDT