

\$2,690,000 - 1107 Via De Luna Dr, PENSACOLA BEACH

MLS® #938368

\$2,690,000

5 Bedroom, 4.00 Bathroom, 3,557 sqft
Residential on 0 Acres

VILLA SEGUNDA, PENSACOLA BEACH, FL

Creme-de-la-Creme. A-list Prime. The newest & one of the tallest custom homes on PBeach. Elite Caliber finishes enveloped by highly efficient dollar saving home hardening construction materials & applications installed by true craftsmen. Low maintenance construction & extra attention to detail offer significant insurance, utility & maintenance savings. Enhanced efficiency standards are: larger 14' pilings versus 12' installed to 20' piling ground depth versus 15' standard; built 17' above sea level 5' above the base flood elevation; all stainless steel fasteners; structural soffits; go bolt threaded rod anchoring system; spray foam insulation; Senergy encapsulated seal coat exterior polymer system; Aeritis tongue & groove decking; stained & sealed tongue & groove ceilings at all covered porches; 3500sf of covered outdoor living space; 799sf insulated & finished garage; custom gutter system w underground drainage; custom paver walkways & 50 ft circular paver parking round about; double pane low-e impact Colby Casement windows & Neuma doors w/3 point locking system; white glass aluminum garage doors; aluminum hand rails w/powder coat finish; standing seam metal roof w peel & stick underlayment; 100% genuine James Hardy exterior wall & trim materials; 232sf water view rooftop observation deck. Custom cab elevator w-mirrored walls, chrome handrails, insta-close safety door system. 5 BR & 3 & 1/2 BA w 4 BR serviced by Jack & Jill baths.



The 3rd level master has a walk-in closet & elevated Gulf views from its covered balcony. The Master BA includes double vanity sink & custom multi-head shower. This large premium homesite is adjacent to a 15ft SRIA walking easement that runs N & S from the public Gulf beach to the Sound. Centrally located on PBeach, you will be an easy stroll or bike ride to the epicenter of the PBeach hub where you'll find casual & fine dining restaurants & a plethora of water recreation activities. Add a custom pool w-bath & outdoor kitchen for \$300,000.

Built in 2023

Essential Information

MLS® #	938368
Price	\$2,690,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,557
Acres	0.30
Year Built	2023
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	1107 Via De Luna Dr
Area	Navarre/Gulf Breeze
Subdivision	VILLA SEGUNDA
City	PENSACOLA BEACH
County	Escambia
State	FL
Zip Code	32561

Amenities

Amenities	Elevators
Utilities	Gas - Natural, Public Sewer Available, Public Water Available
Parking Spaces	3
Parking	Garage
# of Garages	3

Interior

Interior Features	Breakfast Bar, Fireplace, Floor Tile, Furnished - None, Kitchen Island, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Microwave, Security System, Smoke Detector, Stove/Oven Gas
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	4

Exterior

Exterior	Frame
Exterior Features	Balcony, Deck Open, Fenced Privacy, Fireplace
Lot Description	Level
Windows	Double Paned Windows
Construction	Frame

School Information

Elementary	Suter
Middle	Workman
High	Pensacola

Additional Information

Days on Website	164
Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HORIZONS REALTY
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