

# \$2,500,000 - 1107 Ariola Dr, PENSACOLA BEACH

MLS® #947179

## \$2,500,000

5 Bedroom, 3.00 Bathroom, 3,006 sqft  
Residential on 0 Acres

### VILLA SEGUNDA, PENSACOLA BEACH, FL

Located directly across the street from white sands of Pensacola Beach, this large open-concept home embraces a high level of sophistication and luxury. Featuring a unique A-frame design, all parts of the property has been well thought thru to provide an abundance of living space inside and out. Among entering the property, you are greeted with 20' ceilings lined with large windows which allows an abundance of natural light. Located directly across the street from white sands of Pensacola Beach, this large open-concept home embraces a high level of sophistication and luxury. Featuring a unique A-frame design, all parts of the property has been well thought thru to provide an abundance of living space inside and out. Among entering the property, you are greeted with 20' ceilings lined with large windows which allows an abundance of natural light. A large eat-in kitchen flows directly off the living room and dining room. The kitchen features a large island, drawer microwave, quartz countertops, pantry, and high-end stainless-steel appliances. Off the main level are two large bedrooms, one with two custom-built triple bunk beds, and the other as a private room. Both bedrooms on this level share a common bath with a tiled shower with glass enclosure and a double vanity. Off the living room is a grand curved staircase with rod iron railings that lead to the additional three bedrooms. Off the floating catwalk which is suspended over the living room is the entry



to the first master bedroom with direct views of the gulf. This bedroom shares a Jack & Jill bathroom with a tiled shower and double vanity. Through the bathroom you will find the second bedroom featuring a custom-built double bunk bed and closet. Off the staircase you will enter the master bedroom which provides your own oasis. French doors flow into a large wet room bathroom. The freestanding tub which sits in an oversized tiled shower is flooded with natural light with three privacy windows looking out to the gulf and sound. The bathroom also features a double vanity, private toilet room, and large closet. Off the master bedroom is a private tiled balcony with direct gulf views. Large wrap around decks with two separate staircases to both sides of the property provide plenty of exterior space. Downstairs features an oversized garage with plenty of room for parking and storage. The exterior of the property features a large in ground

Built in 2002

**Essential Information**

MLS® #	947179
Price	\$2,500,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,006
Acres	0.30
Year Built	2002
Type	Residential
Sub-Type	Detached Single Family
Style	A-Frame
Status	Active

**Community Information**

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

### Amenities

Utilities	Electric Available, Public Sewer Available, Public Water Available
Parking Spaces	3
Parking	Garage, Oversized
# of Garages	3
Has Pool	Yes
Pool	Private, Pool - Vinyl Liner, Community

### Interior

Interior Features	Ceiling Raised, Washer/Dryer Hookup, Floor Vinyl, Furnished - All, Kitchen Island, Newly Painted, Plantation Shutters, Renovated, Shelving, Window Treatment All
Appliances	Dishwasher, Disposal, Dryer, Refrigerator, Smoke Detector, Stove/Oven Electric, Washer, Ice Machine
Cooling	A/C: Central Electric, A/C: Two Or More, Water Heater - Two +
# of Stories	3

### Exterior

Exterior	Siding CmntFbrHrdBrd
Exterior Features	Rain Gutter, Balcony, Deck Open, Fenced Back Yard, Fenced Privacy, Pool - Vinyl Liner
Lot Description	Interior, Survey Available
Windows	Double Paned Windows

### School Information

Elementary	Suter
Middle	GULF BREEZE
High	GULF BREEZE

### Additional Information

Days on Website	43
Zoning	Residential Single Family
HOA Fees	0.00

**Listing Details**

Listing Office                  Paradise Coastal Realty Inc

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