

# \$995,625 - 97 S Spring St #206, Pensacola

MLS® #613733

## \$995,625

2 Bedroom, 2.50 Bathroom, 1,475 sqft  
Residential on 2 Acres

None, Pensacola, FL

Only a few residences remain with this Pre-construction luxury residence opportunity. The property is being redesigned to allow larger residences, there will be 9 floors and 9 different floor plans. Plans expected fall of 2024. Construction expected to begin 2025. Limited residences sold pre-construction allowing you to lock in the price and selections. Make every day a getaway with concierge service, world-class amenities, easy access entry and parking and even easier access to shopping, restaurants, the heart of downtown and the coast. The residence marries spectacular, thoughtful architecture and design with sweeping views and luxury amenities to create resort-style living that soars above everything around. This 2 bedroom, 2.5 bath residence offers the highest level of finishes. 10' ceilings, Wolf Sub Zero appliances, quartzite countertops and backsplash with a waterfall island, motorized roller shades, glass balcony railings, and more. This residence brings luxury living to new heights in the heart of Downtown Pensacola. With concrete construction, hurricane resistant windows and doors, this building is built to last. This residence boasts an additional 200 square feet of outdoor living space, with 10 ft of glass doors to marry the spaces. The 18 x 36 porcelain tile will continue to the balcony making the transition seamless. You will find quartz countertops in all bathrooms, along with marble like book matched slabs behind the soaking tub, and an oversized walk in shower



in the primary suite.   MLS LISTED PRICE IS AN ESTIMATE. THE FINAL PRICE WILL BE DETERMINED AT HARD CONTRACT. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Built in 2023

**Essential Information**

MLS® #	613733
Price	\$995,625
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Square Footage	1,475
Acres	2.00
Year Built	2023
Type	Residential
Sub-Type	Condo
Style	Contemporary
Status	Active

**Community Information**

Address	97 S Spring St #206
Subdivision	None
City	Pensacola
County	Escambia
State	FL
Zip Code	32502

**Amenities**

Parking	2 Space/Unit
Has Pool	Yes

Pool	In Ground
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**Interior**

Appliances	Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

**Exterior**

Lot Description	Interior Lot
Roof	See Remarks
Foundation	Slab

**School Information**

Elementary	Global Learning Academy
Middle	Workman
High	Pensacola

**Additional Information**

Zoning	Res Multi
HOA Fees	12444
HOA Fees Freq.	Annually

**Listing Details**

Listing Office	Levin Rinke Realty
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