

\$735,000 - 1111 Ft Pickens Rd #524, Pensacola Beach

MLS® #631146

\$735,000

2 Bedroom, 2.50 Bathroom, 1,601 sqft
Residential on 3 Acres

Starboard Village, Pensacola Beach, FL

Experience coastal luxury in this meticulously maintained 2 BR, 2.5 BA unit on Pensacola Beach, offering 1,601 Sq Ft of spacious living. Embrace the Gulfview lifestyle with not one, but two expansive balconies that provide breathtaking water vistas over the glistening pool. Your two private garages offer convenience and security. Step inside to find a fully furnished haven featuring the coveted Phase III floor plan, boasting an enlarged kitchen and living area, as well as a convenient half bath tucked beneath the staircase. The open living area on the main floor leads to a generous Gulfview balcony, the perfect spot to savor sunsets over the community pool. The main level kitchen is fully equipped with brand new appliances, including a glass top range, dishwasher, and refrigerator. It also includes a bar overlooking the living area. Upstairs, the Primary bedroom awaits with its own private balcony and panoramic Gulf views over the pool. A spacious bathroom and oversized closet complete this serene Primary Retreat. The second bedroom features an en suite bathroom and a utility closet housing premium washer and dryer units. With pull-down stairs for attic access, you'll find over 120 sq ft of storage space in the master closet. This Gulf Front gem comes ready to move in, with washer, dryer, and all the furniture included, making it perfect for immediate enjoyment or as an income-producing rental property. Starboard Village offers a large pool and



sundeck, and a newly updated beach walkover for access to a quiet, unspoiled stretch of sugar-white sand along the Gulf of Mexico. Rest easy knowing the windows and balcony sliding doors meet "Miami-Dade Code," ensuring they are impact and wind rated to 180mph. The complex boasts closed-loop geothermal units for HVAC systems. This unit also provides the convenience of two fully enclosed garage doors with remote openers and an entry door on the backside of the building. A projected gross annual rental income of \$56k-\$61k!

Built in 1982

Essential Information

MLS® #	631146
Price	\$735,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Square Footage	1,601
Acres	2.78
Year Built	1982
Type	Residential
Sub-Type	Condo
Style	Contemporary
Status	Active

Community Information

Address	1111 Ft Pickens Rd #524
Subdivision	Starboard Village
City	Pensacola Beach
County	Escambia
State	FL
Zip Code	32561

Amenities

Parking Spaces	2
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Parking	2 Car Garage, Garage Door Opener
# of Garages	2
View	Gulf, Water
Is Waterfront	Yes
Waterfront	Gulf, Beach Access
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Ceiling Fan(s), High Speed Internet, Recessed Lighting, Track Lighting, Walk-In Closet(s)
Appliances	Electric Water Heater, Built In Microwave, Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Central Air, Geothermal
# of Stories	3
Stories	Three Or More

Exterior

Exterior Features	Balcony
Windows	Double Pane Windows, Blinds, Some Drapes, Impact Resistant Windows
Roof	Shingle, Hip
Foundation	Slab

School Information

Elementary	A.K. Suter
Middle	Workman/Gulf Breeze Middle Schoo
High	Pensacola/Gulf Breeze High Schoo

Additional Information

Zoning	Res Multi
HOA Fees	15624
HOA Fees Freq.	Annually

Listing Details

Listing Office	ISLAND REALTY OF PENSACOLA BEACH
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