

# **\$4,200,000 - 312 Ariola Dr, Pensacola Beach**

MLS® #631228

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## **\$4,200,000**

6 Bedroom, 5.00 Bathroom, 3,125 sqft  
Residential on 0 Acres

Villa Primera, Pensacola Beach, FL

Located on the picturesque white sands of Pensacola Beach, this high-class residence sits directly on the gulf with unobstructed views providing a high level of modern sophistication. Boasting rental revenues over \$300,000 annually, this property will be perfect as an investment property or a full-time residence. Completely remodeled in 2018 by renowned designer Cheryl Kees Clendenon of In Detail Interiors, and having a complete exterior remodel in 2023, this property brings elegance and beauty inside and out. Immediately on arrival you are greeted with intrinsic views of the coastal contemporary layout of the property, featuring a dual driveway with ample parking for 6+ cars, exterior storage closets, and double entry access points. Upon entering the foyer, the oak staircase leads you to the main floor where all living quarters are. All bedrooms outline the perimeter surrounding the open concept kitchen/living space with oversized glass windows lining the south wall. The kitchen looking directly out onto the Gulf of Mexico features custom cabinetry, a large island, and stainless-steel appliances. Off the kitchen you will find three bedrooms all flooding with natural light with Gulf views. All three bedrooms have private en suite bathrooms featuring floor to ceiling tiled, glass showers, custom made vanities with quartz countertops, and large Walk-in closets. Past the dining room you will find the remaining three bedrooms and laundry facilities. Two oversized bedrooms share a common



bathroom off the hall, and the third bedroom features another en suite bathroom and Walk-in closet. Off the living room is a large AZEK composite deck with framed impact glass railings for endless views off the cascading emerald waves. As you make your way down the back staircase there is a large 13â€™™ x 30â€™™ gunite pool with pebble tech coating, sun ledge, manicured back lawn, and a 2000sqft travertine deck. This picturesque home is being sold turnkey with all furnishings conveying.

Built in 1999

**Essential Information**

MLS® #	631228
Price	\$4,200,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,125
Acres	0.22
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

**Community Information**

Address	312 Ariola Dr
Subdivision	Villa Primera
City	Pensacola Beach
County	Escambia
State	FL
Zip Code	32561

**Amenities**

Parking Spaces	3
Parking	3 Car Carport, Covered

Is Waterfront	Yes
Waterfront	Gulf, Waterfront, Beach Access
Has Pool	Yes
Pool	Gunite, In Ground, Heated

## Interior

Interior Features	Baseboards, Ceiling Fan(s), Walk-In Closet(s)
Appliances	Electric Water Heater, Dryer, Washer, Built In Microwave, Dishwasher, Disposal, Refrigerator, Self Cleaning Oven
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Sprinkler
Lot Description	Corner Lot
Windows	Double Pane Windows, Blinds, Drapes, Impact Resistant Windows
Roof	Shingle
Foundation	Pillar/Post/Pier

## School Information

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

## Additional Information

Zoning	Res Single
HOA Fees Freq.	Annually

## Listing Details

Listing Office	PARADISE COASTAL REALTY, INC.
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