

# **\$899,000 - 2 Portofino Dr #708, Pensacola Beach**

MLS® #633328

**\$899,000**

2 Bedroom, 2.50 Bathroom, 1,333 sqft  
Residential on 2 Acres

Portofino, Pensacola Beach, FL

Located in one of Pensacola Beach's most sought after and elite condominiums, Portofino Island Resort and Spa, this sky home is impeccably designed, move-in ready, turn key, with all custom furnishings to convey. Comfort and elegance await you in your 2 bedroom, 2.5 bath sky home with exquisite designs, high-end finishes with modern updated appliances. Recently remodeled with distinctive lighting, custom display floating shelves in the dining room, custom painted half bath, and completed with new LVP flooring in both bedrooms. The improved gourmet kitchen features upscale, granite countertops, and all new 2022 stainless steel appliances. The triangular shape buildings allow maximum breathtaking water views from every room with 9 ft windows and wrap around balconies with tempered glass railings. This impeccable Tower II sky home boasts its own pool, hot tub and restroom. Two private covered parking spaces are only steps from the main entrance. This luxurious sky home is an exceptional investment opportunity with consistent mid march to mid October rental revenues of over \$40,000 a year, which allowed the current owners to enjoy their investment while earning substantial passive income on their unit. Portofino Island Resort and Spa offers crystal sandy white beaches and emerald green waters nestled between the Gulf of Mexico and the Intercoastal water way. Resort style amenities include a newly designed Coastal restaurant, indoor 35-meter



lap pool, fitness center with state-of-the-art equipment, health and wellness classes with instructor on-site to teach different classes. Enjoy spa treatment rooms, Indoor rotunda whirlpool, lounge areas, with steam and sauna rooms. Your lifestyle center has two large infinity edge pools with hot tubs overlooking the bay with a Catamaran boat. There are five Rubico clay, lighted tennis courts for you to enjoy. With close proximity to downtown Pensacola this is a must see get away and opportunity to own the Portofino lifestyle.

Built in 2003

**Essential Information**

MLS® #	633328
Price	\$899,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Square Footage	1,333
Acres	1.99
Year Built	2003
Type	Residential
Sub-Type	Condo
Style	Traditional
Status	Active

**Community Information**

Address	2 Portofino Dr #708
Subdivision	Portofino
City	Pensacola Beach
County	Escambia
State	FL
Zip Code	32561

**Amenities**

Utilities	Cable Available
Parking	2 Space/Unit, Covered

View	Sound
Is Waterfront	Yes
Waterfront	Sound, Beach Access, Natural, Pier
Has Pool	Yes
Pool	Gunite, Heated, Indoor, In Ground, Pool/Spa Combo

## Interior

Interior Features	Bookcases, Ceiling Fan(s), Crown Molding, High Ceilings, High Speed Internet, Recessed Lighting, Walk-In Closet(s)
Appliances	Electric Water Heater, Dryer, Washer
Heating	Heat Pump
Cooling	Central Air, Ceiling Fan(s)
Stories	8 or More Story

## Exterior

Exterior Features	Balcony, Barbecue
Lot Description	Central Access
Windows	Double Pane Windows, Drapes, Drapery Rods
Roof	Clay Tiles/Slate
Foundation	Slab

## School Information

Elementary	A.K. Suter
Middle	Workman
High	Pensacola

## Additional Information

Zoning	Res Multi
HOA Fees	13475.76
HOA Fees Freq.	Annually

## Listing Details

Listing Office	KELLER WILLIAMS REALTY GULF COAST
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