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

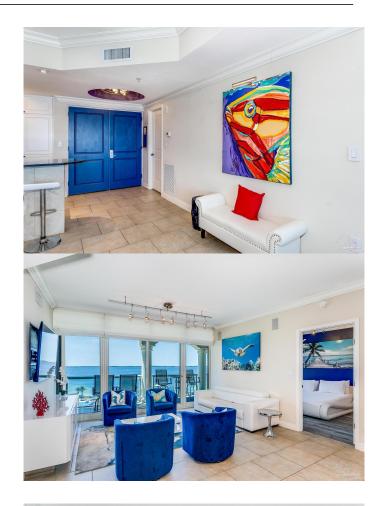
MLS® #633328

#### \$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 it's 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 Intercostal 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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