

\$1,650,000 - 13900 River Rd, Perdido Key

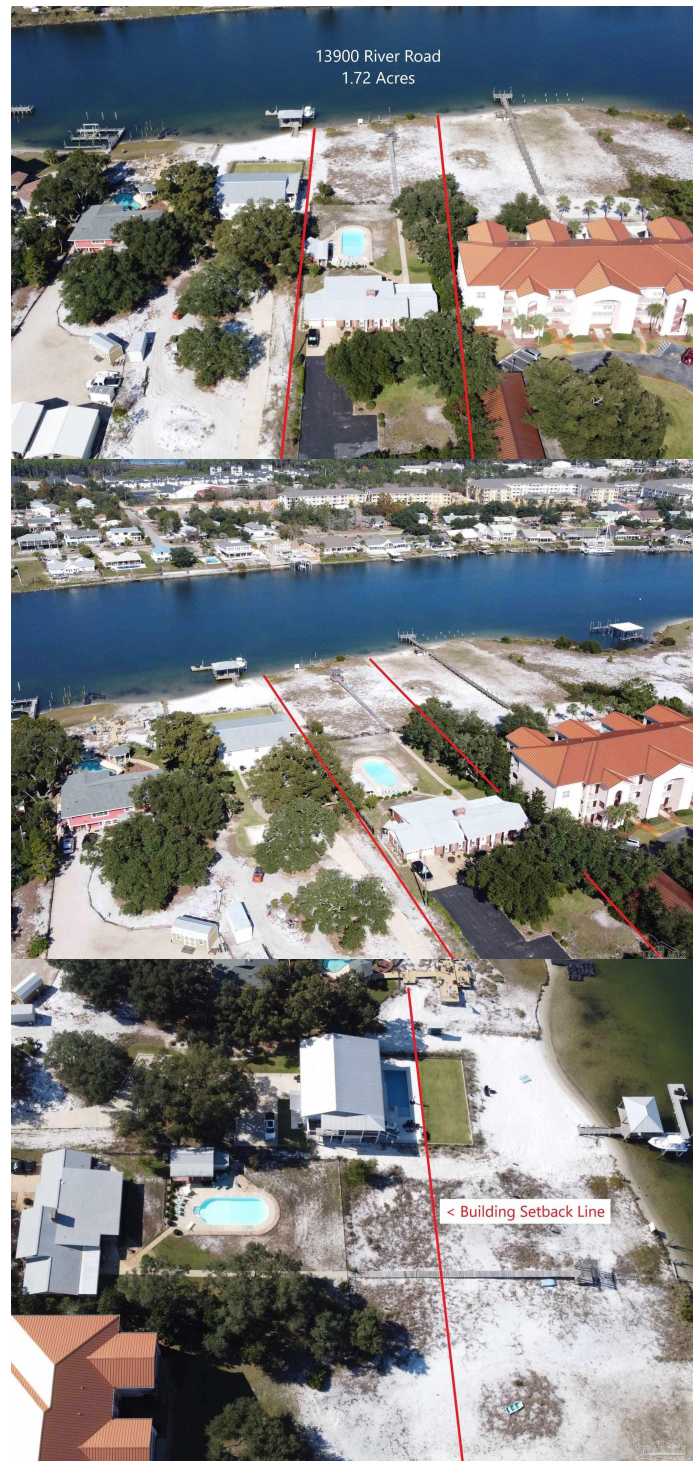
MLS® #636795

\$1,650,000

4 Bedroom, 3.50 Bathroom, 2,723 sqft
Residential on 2 Acres

None, Perdido Key, FL

LARGE 1.72 ACRE WATERFRONT ESTATE ON PERDIDO KEY. This Intracoastal property has all of the intangibles including deep water dockage in a protected no-wake zone, a white sand beach, high elevation, incredible sunrise to sunset views, good privacy, prime location, no HOA, and plenty of room to expand. The 2,723 s.f. well-built brick home has 4 bedrooms, 3.5 baths, several bonus rooms, and a double garage. The home features a large open great room that offers expansive water views and a roomy kitchen with updated quartz countertops and real wood cabinets. The formal living room features a double-sided fireplace with wooden antique mantle. There's an upstairs loft bedroom with lots of extra storage space as well. It has a large inground pool and pool house that overlooks the waterway and several mature live oak trees shade the estate's natural and landscaped grounds. The placement of the current home and pool area leave plenty of room for another home to be built much closer to the water if desired. In addition, the land is zoned MDR which allows for up to 7 units to be constructed on the property and there are no neighborhood restrictions providing excellent redevelopment potential. The homesite is well elevated and has never flooded, contains no wetlands, nor beach mouse concerns. Lost Key Golf Course borders the property to the south, and two marinas/restaurants are located just to the east and west, both within easy walking



distance. This section of the Intracoastal has a constant parade of passing boats that only adds to the beautiful sunrise and sunset views youâ€™ll enjoy from this convenient location. The community along River Road is like a miniature 30A with a wide sidewalk that leads directly to the Gulf beaches and River Road is also both bicycle and golf cart friendly. This is a rare and unique legacy property that has been owed by the same family for over 50 years and now is another familyâ€™s chance to appreciate its value and potential.

Built in 1975

Essential Information

MLS® #	636795
Price	\$1,650,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Square Footage	2,723
Acres	1.72
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	13900 River Rd
Subdivision	None
City	Perdido Key
County	Escambia
State	FL
Zip Code	32507

Amenities

Utilities	Cable Available
Parking Spaces	5

Parking	2 Car Garage, Boat, Guest, RV Access/Parking
# of Garages	2
Is Waterfront	Yes
Waterfront	Intracoastal Waterway, Waterfront, Beach Access, Boat Lift, Deed Access, Natural, Pier
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Sun Room
Appliances	Electric Water Heater, Dishwasher, Refrigerator, Self Cleaning Oven
Heating	Central, Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Two or More
# of Stories	2
Stories	Two

Exterior

Exterior Features	Dock
Windows	Double Pane Windows, Blinds, Drapes
Roof	Shingle
Foundation	Slab

School Information

Elementary	Pleasant Grove
Middle	Bailey
High	Escambia

Additional Information

Zoning	Res Multi
HOA Fees Freq.	Annually

Listing Details

Listing Office	Avast Realty, LLC
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