

\$589,000 - 1280 Mahogany Mill Rd #12, Pensacola

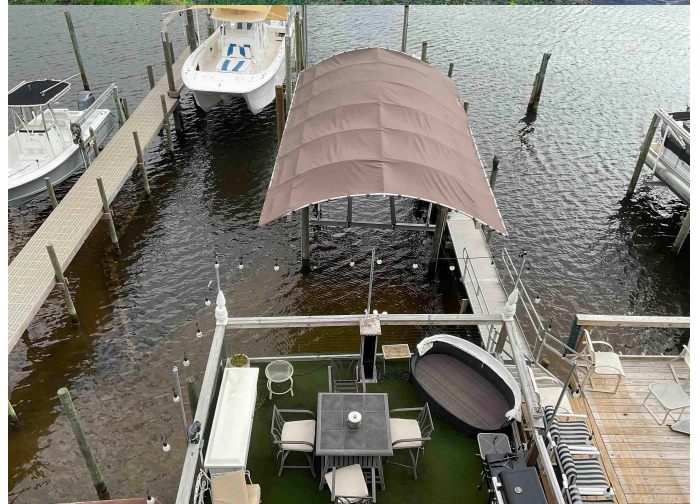
MLS® #636933

\$589,000

2 Bedroom, 2.50 Bathroom, 1,527 sqft
Residential Attached on 0 Acres

Bayou Chico Basin, Pensacola, FL

Experience the coastal dream life in this waterfront gem, complete with your very own boat slip. Located in a serene sanctuary off Bayou Chico, this exquisite townhome offers a boater's paradise with its aluminum finger pier. A covered Remote controlled Boat Lift make boating easy and saves you from having to pay storage or monthly slip fees. Marine gas pump is right in the neighborhood. Marvel at breathtaking views on the Blue Angels from three levels of expansive decks, and take advantage of your deep draft boat slip and shared 90 foot pier for easy access to the open waters. The protected inlet keeps your boat safe in most storms. Enjoy captivating sunrises and sunsets daily, partake in moonlight kayaks, leisurely dinghy rides on Sundays, and watch dolphins, blue herons, and vibrant clouds drifting in from the bay. Your deck is the perfect spot for BBQs or tending to your beloved boat. This slice of paradise is one of the best-kept secrets in the area. But there's more! This 3-story townhome has undergone a complete renovation, featuring luxurious upgrades like granite countertops, travertine flooring, stainless steel appliances, and carbonized stranded bamboo flooring. The open floor plan is perfect for entertaining, and the primary and guest bedrooms each boast in suite baths. The primary suite includes a double vanity, jetted tub, and a deck with stunning Bayou views. A fireplace, Central Vac, and spiral staircase outside on your screened in patio



complete the amenities. A full-size washer/dryer are included along with a refrigerator for your convenience, and a spacious office with custom built-in desk and shelving, allowing you to work from your own Bayou paradise. Best of all, there are no monthly condo fees or slip charges, making this a truly unique opportunity. A boat ramp is located 2 blocks down the street. Come and experience life on the Bayou in this little piece of paradise!

Built in 1986

Essential Information

MLS® #	636933
Price	\$589,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Square Footage	1,527
Acres	0.03
Year Built	1986
Type	Residential Attached
Sub-Type	Res Attached
Style	Contemporary
Status	Active

Community Information

Address	1280 Mahogany Mill Rd #12
Subdivision	Bayou Chico Basin
City	Pensacola
County	Escambia
State	FL
Zip Code	32507

Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	Carport, Garage, Boat, Guest, Parking Lot

# of Garages	1
View	Bayou
Is Waterfront	Yes
Waterfront	Bayou, Waterfront, Pier
Has Pool	Yes
Pool	None

Interior

Interior Features	Ceiling Fan(s), High Speed Internet, Walk-In Closet(s)
Appliances	Electric Water Heater, Dishwasher, Disposal, Microwave, Refrigerator, Self Cleaning Oven
Heating	Central
Cooling	Central Air, Ceiling Fan(s), Whole House Fan
Fireplace	Yes
# of Stories	3
Stories	Three Or More

Exterior

Exterior Features	Balcony, Irrigation Well, Lawn Pump, Rain Gutters, Dock, Boat Slip Utilities
Windows	Skylight(s), Shutters
Roof	Composition
Foundation	Slab

School Information

Elementary	Warrington Elementary
Middle	Warrington
High	Pensacola

Additional Information

Zoning	Res Multi
HOA Fees	250
HOA Fees Freq.	Annually

Listing Details

Listing Office	ISLAND REALTY OF PENSACOLA BEACH
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