\$440,000 - 10099 Nelle Ave #306, Pensacola

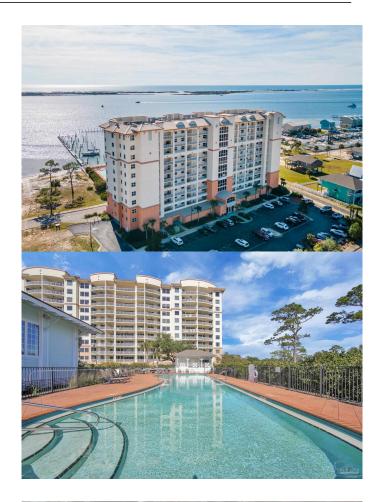
MLS® #637696

\$440,000

2 Bedroom, 2.00 Bathroom, 1,554 sqft Residential on 1 Acres

Galia, Pensacola, FL

\$20K PRICE REDUCTION! Don't let this opportunity pass you by! BEST Location for Boaters! - High Quality Residence at a GREAT Price! This ICW front building is known for Outstanding Construction, Strong HOA, Very Reasonable HOA Fees, 5 minutes to Pensacola Pass, Captivating views of the ICW, Gulf Islands National Seashore and a laid-back lifestyle! Come see the remarkable features and finishes in this beautiful, well cared former primary residence, 2 bedroom + BONUS room condo. The Updated Kitchen has new stainless steel appliances, newly painted white, soft close cabinetry complimented by beautiful granite counter tops. The Master Bath has Dual Vanities, Separate tub and shower, and water closet. The spacious Master Bedroom features a large WIC, view of the ICW, & door to balcony. A 2nd full bath serves the 2nd bedroom, Bonus Room & living areas. Bonus Room is often used as 3rd bedroom. The open design & floor to ceiling sliding glass doors bring the outside in giving lots of natural light! High ceilings throughout & recently painted. Step out onto the private balcony, relax & enjoy views of the ICW & Gulf of Mexico. Take advantage of the MANY amenities; ICW-side swimming pool, community clubhouse, must-see fitness center, waterfront veranda lounging, social room, and the RARE, 1.5 acre neighborhood waterfront park, perfect for launching your kayak into Big Lagoon! Watch Blue Angel practices too! BOATERS-This is





the place for you! Located just W of Pensacola Pass, this location offers EASY access to the Gulf of Mexico, boating Hot Spots such as Sand Island, Trout Point & Johnson's Beach, great fishing, nearby water-accessible restaurants and more! Both dry storage and marina are separate entities from the condominium. Currently there is a dry storage slip for sale. Multiple other marinas are walking distance to buy or rent a slip! Parking Space 57 & Storage #38 Convey. For Home or Investment - View Today!

Built in 2007

Essential Information

MLS® # 637696

Price \$440,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,554

Acres 0.75

Year Built 2007

Type Residential

Sub-Type Condo

Style Contemporary

Status Active

Community Information

Address 10099 Nelle Ave #306

Subdivision Galia

City Pensacola
County Escambia

State FL

Zip Code 32507

Amenities

Utilities Cable Available

Parking 1 Space/Unit

View Water

Is Waterfront Yes

Waterfront Intracoastal Waterway, Waterfront, Natural

Has Pool Yes

Pool Gunite, In Ground, Pool/Spa Combo

Interior

Interior Features Baseboards, Ceiling Fan(s), Crown Molding, High Ceilings, High Speed

Internet, Recessed Lighting, Walk-In Closet(s), Office/Study

Appliances Electric Water Heater, Dryer, Washer, Built In Microwave, Dishwasher,

Disposal, Refrigerator, Self Cleaning Oven

Heating Central

Cooling Central Air, Ceiling Fan(s)

Stories 8 or More Story

Exterior

Exterior Features Balcony

Windows Double Pane Windows, Storm Window(s), Blinds, Drapes, Impact Resistant

Windows

Roof Built-Up

Foundation Pillar/Post/Pier

School Information

Elementary Hellen Caro

Middle Bailey

High Escambia

Additional Information

Zoning Commercial

HOA Fees 8657.04 HOA Fees Freq. Annually

Listing Details

Listing Office Levin Rinke Realty

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