

\$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	Gunitite, 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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