

# \$415,000 - 900 Ft Pickens Rd #1013, Pensacola Beach

MLS® #638209

## \$415,000

1 Bedroom, 1.50 Bathroom, 833 sqft  
Residential on 0 Acres

None, Pensacola Beach, FL

Waterfront Condo directly on Santa Rosa Sound with direct view of the private beach and fishing pier! Enjoy amazing sunsets! Views of the Gulf of Mexico with boardwalk access. Best deal on Pensacola Beach! 2 trolley stops for ease in navigating the island! 2 boat storage lots! Olympic size pool! On site Conference room with full kitchen, pool tables. Tennis courts! Room for a soccer game on the ample lawn. More amenities and largest condo parcel on the island. The interior features an elevator with no stairs to navigate, living area with water view, balcony, large entry, inside laundry, rooftop storage. Strong rental history for 2 person occupancy. Add a pull out sofa to make a 4 person occupancy to raise the gross profit. Also perfect as a primary residence or a second home. New roof 3/19/2022. New microwave 3, 2023. HVAC installed summer 2023. New water heater, 12/2023. Interior, front door, deck and bathroom ceiling painted 12/2023. Engineered flooring in bedroom. Granite kitchen countertops. Bathrooms remodeled. Sold fully furnished and is turn key ready. Room measurement approx. To keep the dues under \$1000. monthly, an assessment was levied for \$1,500. for 2024. Seller has paid this assessment. See documents attached to this listing. Call to receive Rules and Regulations on Boats and Trailers, Condo rules and regulations for owners and tenants, breakdown of gross income. NOTE: The owner has been advertising sleeps 2. By adding a sleeper sofa,



that would be sleeps 4, and raise the income potential, currently under Vacasa Management. Note the photo in the pictures, for Vaasa projection as a sleeps 2 unit. You can call them directly for a sleeps 4 rental unit projection. There is also opportunity fpr bunk bed across from laundry. Owner has used the unit an average of sixty days in 2023 and 2022, with several weeks of downtime to install HVAC, water heater, repairs, prepare to put unit on the market. International travel and cruising is back in full swing now.

Built in 1981

**Essential Information**

MLS® #	638209
Price	\$415,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Square Footage	833
Acres	0.20
Year Built	1981
Type	Residential
Sub-Type	Condo
Style	Contemporary
Status	Active

**Community Information**

Address	900 Ft Pickens Rd #1013
Subdivision	None
City	Pensacola Beach
County	Escambia
State	FL
Zip Code	32561

**Amenities**

Utilities	Cable Available, Underground Utilities
Parking	Parking Lot

View	Gulf, Water
Is Waterfront	Yes
Waterfront	Sound, Waterfront, Beach Access, Natural, Pier
Has Pool	Yes
Pool	Gunit

## Interior

Interior Features	Storage, Baseboards, Elevator, High Speed Internet
Appliances	Electric Water Heater, Dryer, Washer, Built In Microwave, Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Stories	4 to 7 Story

## Exterior

Exterior Features	Tennis Court(s)
Lot Description	Central Access, Interior Lot
Windows	Double Pane Windows, Blinds, Drapes, Drapery Rods
Roof	Flat
Foundation	Pillar/Post/Pier

## School Information

Elementary	A.K. Suter
Middle	Workman
High	Pensacola

## Additional Information

Zoning	County, No Mobile Homes
HOA Fees	11400
HOA Fees Freq.	Annually

## Listing Details

Listing Office	ERA LEGACY REALTY SPENCER
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