

# \$389,000 - 700 S I St, Pensacola

MLS® #638775

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## \$389,000

3 Bedroom, 2.00 Bathroom, 1,286 sqft  
Residential on 0 Acres

Maxent Tract, Pensacola, FL

Exciting chance to reside in the sought-after Waterfront Community of Sanders Beach, just minutes away from the vibrant Downtown Pensacola, Maritime Park, and the myriad offerings of the city center. This residence holds significant potential as an ideal AIRBNB. Curr Situated merely two blocks from the Pensacola Yacht Club and the Sanders Beach Community Center along Pensacola Bay, this home boasts proximity to a community Waterfront Park featuring a playground, picnic tables, and water access for paddleboarding and kayaking. The well-maintained property is positioned at the end of I street on a 90x125 lot, covering .26 of an acre, providing a private and serene setting with ample space for an RV and boat. Notably, there is potential to construct a second home on the right side of the existing dwelling, as the street curb already features a flat drive area. The current home is move-in ready, offering 3 bedrooms and 2 baths, with a new roof installed in the spring of 2021. The water heater is only a few years old, and recent enhancements include new insulation beneath the home (August 2021) and a fresh coat of paint. Throughout the residence, beautiful bamboo flooring adds a touch of elegance. The layout includes two sets of French doors leading to a spacious deck with built-in seating, perfect for entertaining. The open floor plan encompasses a large breakfast bar, formal dining area, a generous foyer with a coat closet, and convenient inside laundry. The



kitchen features tile counters, custom cabinets, and a window overlooking the secluded backyard. Seize this opportunity to live in one of Downtown's most desirable neighborhoods.

Built in 1986

**Essential Information**

MLS® #	638775
Price	\$389,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,286
Acres	0.26
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Active

**Community Information**

Address	700 S I St
Subdivision	Maxent Tract
City	Pensacola
County	Escambia
State	FL
Zip Code	32502

**Amenities**

Parking Spaces	2
Parking	2 Car Carport
Has Pool	Yes
Pool	None

**Interior**

Appliances	Electric Water Heater
Heating	Central
Cooling	Central Air

# of Stories	1
Stories	One

## Exterior

Lot Description	Central Access
Roof	Composition
Foundation	Off Grade

## School Information

Elementary	Global Learning Academy
Middle	Warrington
High	Pine Forest

## Additional Information

Zoning	Res Single
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Kuhn Realty
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