

# \$400,000 - 16590 Perdido Key Dr #4-b, Perdido Key

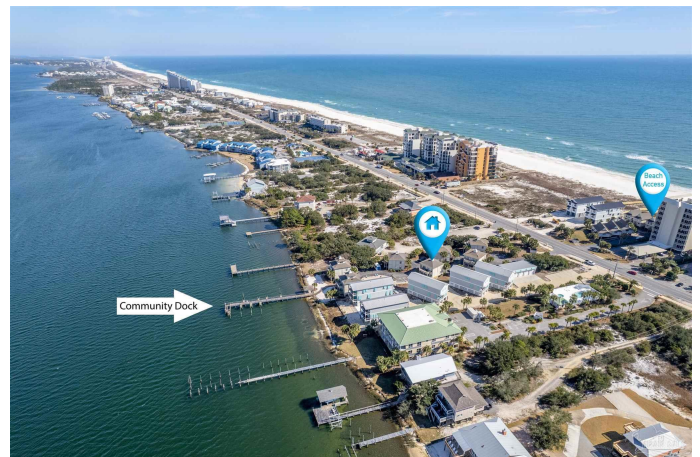
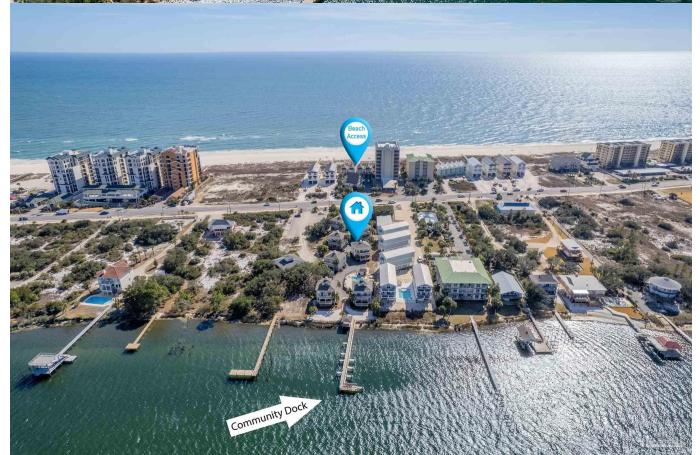
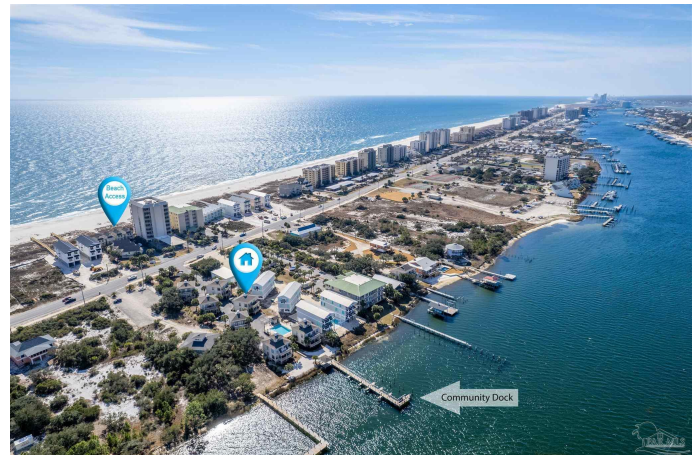
MLS® #640431

**\$400,000**

2 Bedroom, 2.00 Bathroom, 900 sqft  
Residential on 2 Acres

Molokai Villas, Perdido Key, FL

Experience island living in Perdido Key at Molokai Villas! This charming 2-bedroom villa offers both Gulf Front Beach Access and Ole River / Intracoastal Access with Boat Slips / Docking for a unique waterfront lifestyle. Situated on Ole River, this quaint retreat comes turn key and fully furnished - ready to be your new second home, vacation rental, STR, or even full time residence! Property is self managed and did over \$27K in 2023. This "Villa" style condo concept is unique to the property as well as having deeded access to both waterfront sides. The riverside docks have been newly rebuilt in the past few years for all of your boating and fishing enjoyment. Step inside to discover a tastefully remodeled interior, featuring beautiful wood kitchen cabinetry, luxurious tile flooring throughout the common areas, and carpeting in the bedrooms. The spacious bedrooms are bathed in natural light, while the bathrooms are elegantly appointed with a gorgeous tiled shower with mosaic detail. From the Master Suite, Step outside of the french doors to the oversized balcony that beckons you to unwind and enjoy stunning sunrises and sunsets over Ole River. Molokai Villas offers an array of amenities, including an outdoor pool, private beach access, boat docks, and assigned parking. Additionally, residents can easily access nearby dining options and attractions, such as The Flora-Bama Yacht Club, Ole River Grill, and Flora-Bama, via the new Perdido Key multi-use path. Minutes from



Johnson's Beach, Orange Beach, Gulf Shores, Naval Air Station (NAS), Downtown Pensacola & Palafox Market. Don't forget to stop by Perdido Key Breakfast Club or The Jellyfish (you could even bring as a picnic to the beach), & local artists and boutiques in Villagio! See our video tours and 3D tours in the links. All information to be verified by buyer and buyer's agent. Don't miss out on the opportunity to own a slice of waterfront paradise in Perdido Key â€”schedule a viewing today!

Built in 1983

### Essential Information

MLS® #	640431
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	2.24
Year Built	1983
Type	Residential
Sub-Type	Condo
Style	Cottage
Status	Active

### Community Information

Address	16590 Perdido Key Dr #4-b
Subdivision	Molokai Villas
City	Perdido Key
County	Escambia
State	FL
Zip Code	32507

### Amenities

Parking Spaces	1
Parking	Guest

View	Water
Is Waterfront	Yes
Waterfront	Gulf, Intracoastal Waterway, River Front, Waterfront, Beach Access, Deed Access, Natural, Pier
Has Pool	Yes
Pool	Gunite, In Ground

## Interior

Interior Features	Baseboards, Ceiling Fan(s), High Speed Internet
Appliances	Electric Water Heater, Dryer, Washer, Built In Microwave, Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One

## Exterior

Exterior Features	Dock, Boat Slip, Boat Slip Utilities
Lot Description	Central Access
Windows	Blinds, Drapes
Roof	Shingle
Foundation	Off Grade

## School Information

Elementary	Hellen Caro
Middle	Bailey
High	Escambia

## Additional Information

Zoning	County,Deed Restrictions
HOA Fees	8044.36
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Levin Rinke Realty
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