

\$899,000 - 22 Via Deluna Dr #1703, Pensacola Beach

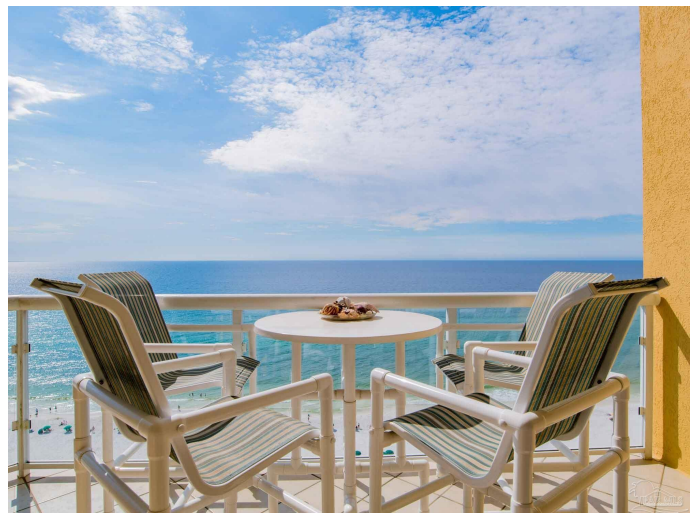
MLS® #640716

\$899,000

2 Bedroom, 2.00 Bathroom, 1,135 sqft
Residential on 3 Acres

Emerald Isle, Pensacola Beach, FL

Rare opportunity to own a fully furnished two-bedroom penthouse in the highly coveted Emerald Isle Resort Condominium. Penthouse level units do not come up for sale often and are located on an exclusive access controlled floor. As you enter this Gulf-front condo you're greeted by higher ceilings than units on any other floor, and sweeping views of the sugar-white sands and emerald-green waters that make Pensacola Beach famous. You will be delighted with the updates found throughout the unit. Upgraded flooring compliments the tasteful décor and furnishings. In the kitchen you'll enjoy white shaker-style cabinets, granite countertops (replaced 2020), stunning glass tile backsplash, updated stainless-steel appliances, and a new HVAC system (replaced in 2022). The entire living area provides breathtaking water views. Enjoy the sounds of peaceful tranquility when you step out onto your private balcony overlooking the beach. The primary bedroom with its floor-to-ceiling windows frame the Gulf of Mexico perfectly, and has an en suite bathroom. The guest bedroom is a spacious peaceful retreat, while the guest bathroom with its shaker-style cabinets and tub/shower combination are perfect after a day at the beach. Additional storage is conveniently located on the first floor. The Emerald Isle complex features two pools (one heated), a hot tub, and a fitness room. This property is in the core of Pensacola Beach, and is a very



short distance to restaurants, shopping, and nightlife. This unit has been a successful vacation rental, with a strong rental history, and is also perfectly suited for a primary residence or second home.

Built in 1997

Essential Information

MLS® #	640716
Price	\$899,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	3.48
Year Built	1997
Type	Residential
Sub-Type	Condo
Style	Contemporary
Status	Active

Community Information

Address	22 Via Deluna Dr #1703
Subdivision	Emerald Isle
City	Pensacola Beach
County	Escambia
State	FL
Zip Code	32561

Amenities

Utilities	Cable Available, Underground Utilities
Parking	Parking Lot
View	Gulf, Sound, Water
Is Waterfront	Yes
Waterfront	Gulf, Waterfront, Beach Access, Natural
Has Pool	Yes
Pool	Gunite, Heated, In Ground

Interior

Interior Features	Storage, Baseboards, Ceiling Fan(s), High Speed Internet, Recessed Lighting
Appliances	Electric Water Heater, Dryer, Washer, Built In Microwave, Dishwasher, Refrigerator, Self Cleaning Oven
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Stories	8 or More Story

Exterior

Exterior Features	Balcony, Irrigation Well, Lawn Pump, Sauna, Sprinkler
Lot Description	Central Access
Windows	Double Pane Windows, Blinds, Drapes, Drapery Rods
Roof	Rolled/Hot Mop
Foundation	Slab

School Information

Elementary	A.K. Suter
Middle	Gulf Breeze
High	Gulf Breeze

Additional Information

Zoning	Res Multi
HOA Fees	19020
HOA Fees Freq.	Annually

Listing Details

Listing Office	Levin Rinke Realty
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