

\$1,795,000 - 16775 Perdido Key Dr #a, Perdido Key

MLS® #640880

\$1,795,000

3 Bedroom, 3.50 Bathroom, 2,560 sqft
Residential on 0 Acres

None, Perdido Key, FL

AMAZING Rare Opportunity to own this Turnkey and Rent Ready 1/2 duplex with rental projections of \$150k! Absolutely No Rental Restrictions, No HOA with Summer rentals on the Books! Ideally located in a low density area of Perdido Key, you can own approx 36ft of PRIVATE beach Gulf Frontage and be within walking distance to multiple restaurants! Two new Hot water heaters 2024, two bathrooms updated 2024, two new A/C condensers in 2023, kitchen updated 2022. With 2,560 square feet and breathtaking water views from every room, it features 3 spacious bedrooms, plus Hall Bunks making it an excellent vacation rental with beds for 12 guests! Each BR has its own private bath and the primary BR has a private gulf front balcony. On the main living floor, the updated kitchen features modern lighting and s/s appliances, ample counter space, tile backsplash, breakfast bar which seats 4. The large wet bar even has a mini-fridge. Enjoy the gulf views through expansive southern windows from the open concept kitchen/dining/living room. An updated powder room and a laundry room with full size W/D and extra refrigerator round out the first floor. The two Gulf facing balconies offer relaxing spaces to enjoy your morning coffee or afternoon cocktail while listening to the soothing sounds of the waves lapping on the shore. And don't overlook the amazing ground level which has a storage room and plenty of parking space for multiple vehicles!



BBQ grill, prep table, picnic table and paved area that offers plenty of space for entertaining and dining. Don't miss this RARE opportunity to own your very own private beach where guests can walk to the legendary FloraBama, Waffle House or The Crab Trap. All information is thought to be accurate; measurements are approximate. Buyer or Buyers agent to verify all information to buyer's satisfaction. Sellers personal items are excluded. Seller is a licensed realtor in FL and AL

Built in 1992

Essential Information

MLS® #	640880
Price	\$1,795,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Square Footage	2,560
Acres	0.34
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Active

Community Information

Address	16775 Perdido Key Dr #a
Subdivision	None
City	Perdido Key
County	Escambia
State	FL
Zip Code	32507

Amenities

Utilities	Cable Available
Parking Spaces	3

Parking	Covered
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf, Waterfront, Beach Access
Has Pool	Yes
Pool	None

Interior

Interior Features	Ceiling Fan(s)
Appliances	Water Heater, Electric Water Heater, Dryer, Washer, Wine Cooler, Built In Microwave, Dishwasher, Disposal, Refrigerator, Self Cleaning Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, ENERGY STAR Qualified Water Heater
Heating	Multi Units, Central, ENERGY STAR Qualified Heat Pump
Cooling	Multi Units, Ceiling Fan(s), ENERGY STAR Qualified Equipment
# of Stories	3
Stories	Three Or More

Exterior

Exterior Features	Balcony, Satellite Dish
Windows	Blinds, Some Drapes, Impact Resistant Windows
Roof	Shingle, Gable
Foundation	Pillar/Post/Pier

School Information

Elementary	Hellen Caro
Middle	Bailey
High	Escambia

Additional Information

Zoning	Res Multi
HOA Fees Freq.	Annually

Listing Details

Listing Office	Levin Rinke Realty
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