

# \$1,100,000 - 8 Port Royal Way, Pensacola

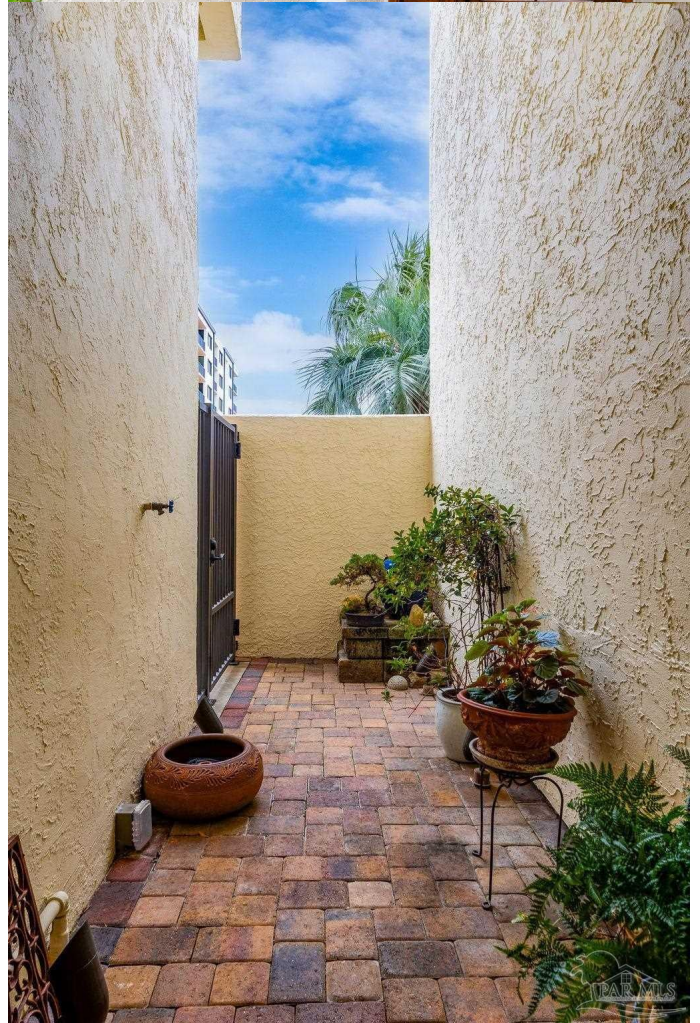
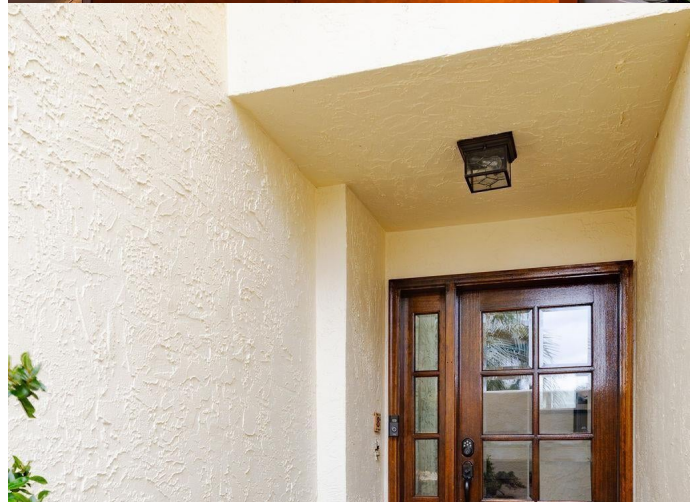
MLS® #641015

## \$1,100,000

3 Bedroom, 2.50 Bathroom, 2,215 sqft  
Residential Attached on 4 Acres

Port Royal, Pensacola, FL

Revel in Outdoor Living in this stunning Waterfront Townhome with three-levels of balconies & patios overlooking the Baylen Slips Marina & Downtown, Pensacola, FL. This updated TH is in the only gated community in Downtown Pensacola in a highly sought after location, steps to Palafox Street & Maritime Park [Blue Wahoo's™ Baseball Team]. The heart of Pensacola is its walkable Downtown area situated on both sides of Palafox Street, a two-lane, N/S street terminating at Palafox Pier and Plaza de Luna. This beautiful TH has 2,215 SF, totally renovated in 2013 creating an open floor plan design with upgraded engineered hardwood flooring throughout, extensive crown moldings, all with dazzling natural light and stunning water views. The 16x25 Great Room is complete with gas fireplace, custom cabinetry, & double pane, wind resistant, French Doors. A few steps up to the 14x14 formal dining area adjoining a magnificent 12x13 kitchen all with engineered hardwood flooring, custom cabinets with soft close drawers, Soapstone counters, new range hood, double ovens, dishwasher, refrigerator, and disposal. Custom island with Carrara marble countertop, attached table for 2, trash/recycling cabinet and walk-in pantry. Half bath with antique French washstand & vessel sink. Primary suite continues with hardwood flooring, crown moldings and double pane, wind resistant, French Doors. Ensuite bath with tiled walk-in shower & glass enclosure. Walk-In closet with custom built-ins.



Two guest bedrooms on the fourth level with full bath; one currently used as an office; and the other bedroom has a walk-in closet w/ custom cabinetry. Other updates include whole-house water filter; Sunsetter awning on lower back deck; 2023 HVAC system; gas lines for fireplace, dryer, cook top and outdoor grill; hand railings designed by Brownsville Welding; insulated double garage door. A complete list of updates included in the Photo section of this listing. Active Homeowners Policy included in HOA Fees.

Built in 1984

**Essential Information**

MLS® #	641015
Price	\$1,100,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Square Footage	2,215
Acres	4.07
Year Built	1984
Type	Residential Attached
Sub-Type	Res Attached
Style	Contemporary
Status	Active

**Community Information**

Address	8 Port Royal Way
Subdivision	Port Royal
City	Pensacola
County	Escambia
State	FL
Zip Code	32502

**Amenities**

Utilities	Underground Utilities
Parking Spaces	2

Parking	2 Car Garage, Front Entrance, Guest, Garage Door Opener
# of Garages	2
View	Bay, Water
Waterfront	Rip Rap
Has Pool	Yes
Pool	None

## Interior

Interior Features	High Ceilings, High Speed Internet, Recessed Lighting
Appliances	Electric Water Heater, Dryer, Washer, Dishwasher, Disposal, Double Oven, Microwave, Refrigerator, Self Cleaning Oven, Oven, ENERGY STAR Qualified Refrigerator
Heating	Multi Units, Heat Pump, Central
Cooling	Multi Units, Heat Pump, Central Air, Ceiling Fan(s), ENERGY STAR Qualified Equipment
Fireplace	Yes
Stories	4 to 7 Story

## Exterior

Lot Description	Central Access, Interior Lot
Windows	Double Pane Windows
Roof	Metal
Foundation	Off Grade, Pillar/Post/Pier, Slab

## School Information

Elementary	Global Learning Academy
Middle	Workman
High	Pensacola

## Additional Information

Zoning	City,Deed Restrictions,Res Single
HOA Fees	13263.6
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Connell & Company Realty Inc.
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