

\$1,250,000 - 5 Port Royal Way, Pensacola

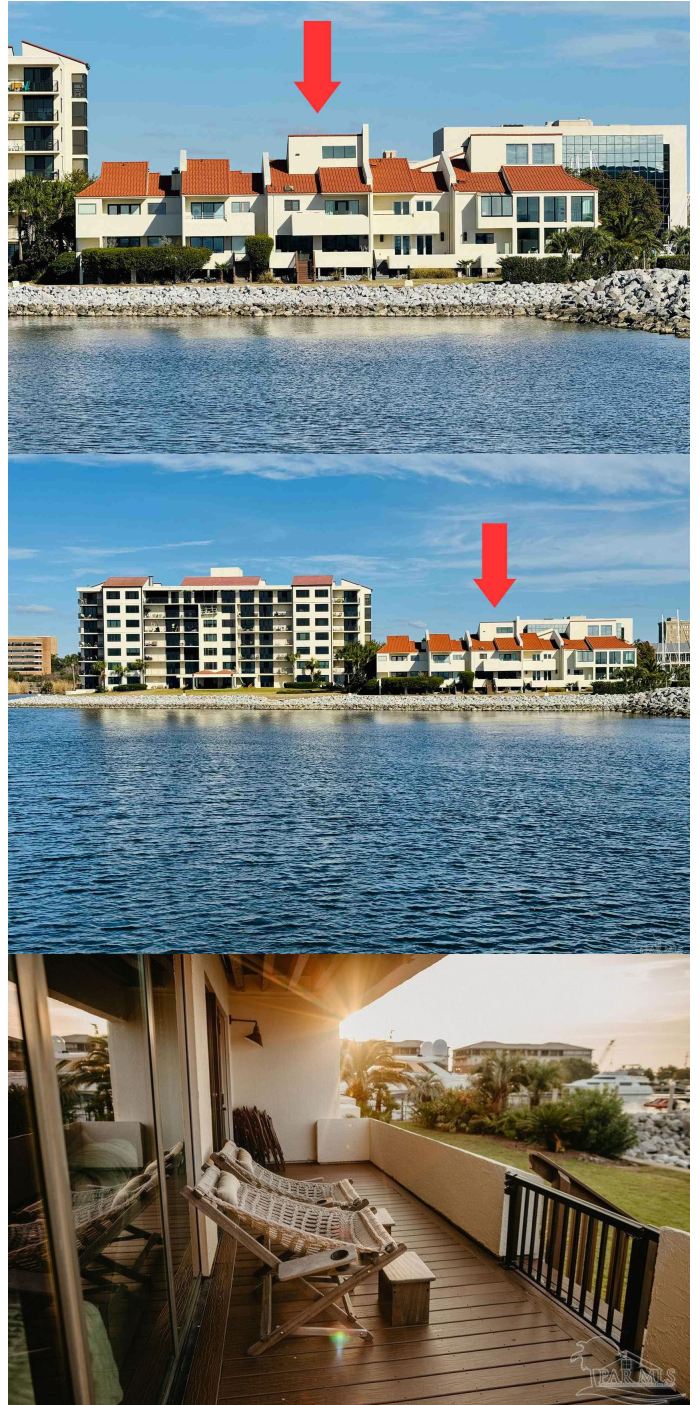
MLS® #641138

\$1,250,000

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

Port Royal, Pensacola, FL

Rare Opportunity to acquire One of Only Four Bay-Front Town Houses in Downtown Pensacola! Only at Port Royal! This 3BR/2.5BA jewel benefits from fantastic views and extensive remodeling, with Granite Tile and Reclaimed Pine Flooring. Gourmet Chef's Kitchen with Gas Cooktop, SubZero refrigerator, custom cabinets, and plenty of Counter Space with Granite Countertops! Walk-in pantry/catering kitchen with cooktop and plenty of cabinets. Master Suite has direct views of Pensacola Bay, and features a reclaimed-pine Barn Door which can be opened for additional lighting in the Dining Area and Kitchen. Floating Stairs reduce sheetrock, and additionally opens up the space for an upscale feel. With a 2-car garage and plenty of storage, this beauty has it all! Enjoy all of the benefits of a waterfront retreat, and the conveniences and amenities of a Condominium. Call today, and make this your new home or vacation spot! Monthly maintenance fee includes standard cable, internet, pool upkeep, building/grounds maintenance and landscaping (including water for grounds sprinklers), pest control, all insurance (fire/windstorm/flood) for the property/structure, fire alarm/security monitoring, all common area exterior lighting/electricity, association management, land lease fee, and use of fitness room as well as community room with full kitchen. Port Royal Phase I is a low-density development consisting of only 60 units on a private gated



peninsula surrounded on 3 sides by water.
Enjoy the security of a gated community and the fantastic location - walking distance to parks, fine dining and casual eateries, quaint shops, world-famous Seville Quarter, Theaters & Concerts, the Symphony, art festivals, and Palafox St, named one of the "Top 10 Streets in America"!

Built in 1984

Essential Information

MLS® #	641138
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Square Footage	2,215
Acres	4.07
Year Built	1984
Type	Residential
Sub-Type	Condo
Style	Contemporary
Status	Active

Community Information

Address	5 Port Royal Way
Subdivision	Port Royal
City	Pensacola
County	Escambia
State	FL
Zip Code	32502

Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	2 Car Garage, Garage Door Opener
# of Garages	2
Is Waterfront	Yes

Waterfront	Bay, Waterfront, Block/Seawall
Has Pool	Yes
Pool	Gunite, In Ground

Interior

Interior Features	Cathedral Ceiling(s)
Appliances	Electric Water Heater, Dryer, Washer, Wine Cooler, Built In Microwave, Dishwasher, Disposal, Microwave, Oven
Heating	Heat Pump, Central
Cooling	Multi Units, Heat Pump
# of Stories	2
Stories	Two, Multi/Split

Exterior

Exterior Features	Balcony
Windows	Double Pane Windows
Roof	Clay Tiles/Slate
Foundation	Off Grade

School Information

Elementary	Global Learning Academy
Middle	Workman
High	Pensacola

Additional Information

Zoning	Deed Restrictions,Mixed Residential Subdiv
HOA Fees	13263.6
HOA Fees Freq.	Annually

Listing Details

Listing Office	Berkshire Hathaway HomeServices PenFed Realty
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