

# \$2,690,000 - 1107 Via Deluna Dr, Pensacola Beach

MLS® #641558

## \$2,690,000

5 Bedroom, 3.50 Bathroom, 3,557 sqft  
Residential on 0 Acres

Villa Segunda, Pensacola Beach, FL

Creme-de-la-Creme. A-list Prime. The newest & one of the tallest custom homes on PBeach. Elite Caliber finishes enveloped by highly efficient dollar saving home hardening construction materials & applications installed by true craftsmen. Low maintenance construction & extra attention to detail offer significant insurance, utility & maintenance savings. Enhanced efficiency standards are: larger 14" pilings versus 12" installed to 20' piling ground depth versus 15' standard; built 17' above sea level 5' above the base flood elevation; all stainless steel fasteners; structural soffits; go bolt threaded rod anchoring system; spray foam insulation; Senergy encapsulated seal coat exterior polymer system; Aeritis tongue & groove decking; stained & sealed tongue & groove ceilings at all covered porches; 3500sf of covered outdoor living space; 799sf insulated & finished garage; custom gutter system w underground drainage; custom paver walkways & 50 ft circular paver parking round about; double pane low-e impact Colby Casement windows & Neuma doors w/3 point locking system; white glass aluminum garage doors; aluminum hand rails w/powder coat finish; standing seam metal roof w peel & stick underlayment; 100% genuine James Hardy exterior wall & trim materials; 232sf water view rooftop observation deck. Custom cab elevator w-mirrored walls, chrome handrails, insta-close safety door system. 5 BR & 3 & 1/2 BA w 4 BR serviced by Jack & Jill baths.



The 3rd level master has a walk-in closet & elevated Gulf views from its covered balcony. The Master BA includes double vanity sink & custom multi-head shower. This large premium homesite is adjacent to a 15ft SRIA walking easement that runs N & S from the public Gulf beach to the Sound. Centrally located on PBeach, you will be an easy stroll or bike ride to the epicenter of the PBeach hub where youâ€™ll find casual & fine dining restaurants & a plethora of water recreation activities. Add a custom pool w-bath & outdoor kitchen for \$300,000.

Built in 2023

**Essential Information**

MLS® #	641558
Price	\$2,690,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Square Footage	3,557
Acres	0.30
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

**Community Information**

Address	1107 Via Deluna Dr
Subdivision	Villa Segunda
City	Pensacola Beach
County	Escambia
State	FL
Zip Code	32561

**Amenities**

Parking Spaces	3
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Parking	3 Car Garage
# of Garages	3
View	Gulf
Has Pool	Yes
Pool	None

## Interior

Interior Features	Baseboards, Crown Molding, Elevator, Bonus Room
Appliances	Tankless Water Heater/Gas, Built In Microwave, Dishwasher
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Master Bedroom
# of Stories	3
Stories	Three Or More

## Exterior

Lot Description	Central Access
Roof	Hip, Metal
Foundation	Pillar/Post/Pier

## School Information

Elementary	A.K. Suter
Middle	Workman/Gulf Breeze Middle Schoo
High	Pensacola/Gulf Breeze High Schoo

## Additional Information

Zoning	Res Single
HOA Fees Freq.	Annually

## Listing Details

Listing Office	RE/MAX HORIZONS REALTY
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