

# \$375,900 - 315 Chattman St, Pensacola

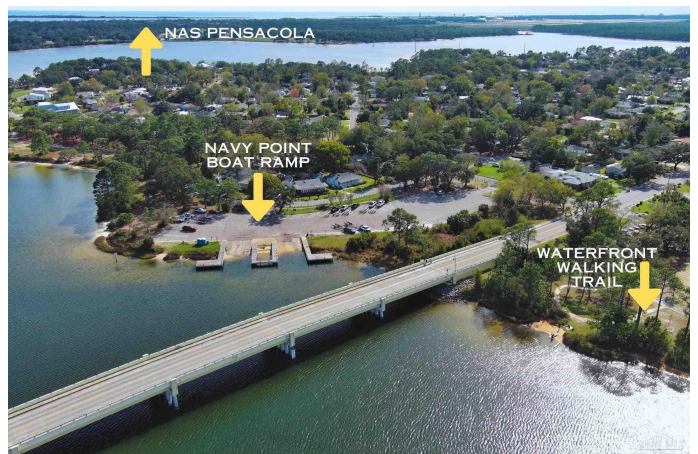
MLS® #641891

## \$375,900

3 Bedroom, 2.00 Bathroom, 866 sqft  
Residential on 0 Acres

New Warrington, Pensacola, FL

Welcome to your unique and charming retreat nestled just steps away from Bayou Grande with direct waterfront deeded access with a dock & boat lift! Enjoy beautiful water views of Bayou Grande and catch a glimpse of the Blue Angels as they practice their mesmerizing aerial maneuvers. Bring your Boat, Kayak & Paddleboard to enjoy some fun in the Sun! If you're not storing your boat or jetski at your home there is a neighborhood boat launch only minutes away with a waterway connection that leads to Pensacola Bay, Intracoastal, and the pass out to the Gulf- Drive your boat to Pensacola Beach! You are also Walking distance to Navy Point's scenic 3.9 mile waterfront walking trail with 2 playgrounds, beach access, workout stations, and benches where you can watch the ever changing living shoreline greet you with the most beautiful sunsets. This home features Two Bedrooms and One Full Bathroom upstairs in the main living area, Downstairs area could be used as guest quarters, mother in law suite or separate income producing area as there is plenty of room to create a second kitchen & dining area as there was a kitchen in there previously & the seller took it out to use the space for storage. TOTAL SQ Ft 1266 when including both areas. Great Potential for 2 separate STR Airbnb Units with minimal updates! Convenient to NAS Pensacola, Downtown Pensacola and the beaches & shopping. No HOA rules to be bothered by. Located in Flood Zone X, Seller says it has never flooded.



Plumbing & electrical was updated about 15-20 year ago. **\*\*SELLER WILL REPLACE ROOF PRIOR TO CLOSING WITH ACCEPTABLE OFFER\*\*** Seller says the back deck is strong enough to support a hot tub as it did have one at one time. This home is move-in ready, offering comfortable living spaces and a cozy atmosphere. Don't miss out on this incredible opportunity to own a charming retreat in a prime waterfront location. **APPOINTMENTS ONLY- OCCUPIED- DO NOT WALK THE PROPERTY WITHOUT PERMISSION**

Built in 1938

**Essential Information**

MLS® #	641891
Price	\$375,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	866
Acres	0.18
Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Craftsman
Status	Active

**Community Information**

Address	315 Chattman St
Subdivision	New Warrington
City	Pensacola
County	Escambia
State	FL
Zip Code	32507

**Amenities**

Parking Spaces	3
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Parking	Carport
View	Bayou, Water
Waterfront	Boat Lift, Deed Access, Natural, Pier
Has Pool	Yes
Pool	None

## Interior

Interior Features	Baseboards, Bookcases, Ceiling Fan(s), High Speed Internet, Track Lighting, Attached Self Contained Living Area, Bonus Room, Guest Room/In Law Suite
Appliances	Electric Water Heater, Dryer, Washer, Dishwasher, Microwave, Refrigerator
Heating	Central
Cooling	Central Air, Wall/Window Unit(s), Ceiling Fan(s)
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Rain Gutters, Dock
Lot Description	Central Access
Windows	Blinds, Drapes
Roof	Composition
Foundation	Pillar/Post/Pier

## School Information

Elementary	Navy Point
Middle	Bailey
High	Pensacola

## Additional Information

Zoning	Res Single
HOA Fees Freq.	Annually

## Listing Details

Listing Office	KELLER WILLIAMS REALTY GULF COAST
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