

\$3,900,000 - 1100 Ariola Dr, Pensacola Beach

MLS® #642330

\$3,900,000

6 Bedroom, 3.50 Bathroom, 3,119 sqft
Residential on 0 Acres

Villa Segunda, Pensacola Beach, FL

Experience unparalleled luxury living in this custom-built Gulf Front retreat, meticulously designed to capture breathtaking water views from every angle. Feel your body relax as you're greeted by a breathtaking 10-foot picture window showcasing panoramic vistas of the sparkling Gulf of Mexico, inviting the serene beauty of Pensacola Beach's blue water right into your home. Indulge in the ultimate entertainer's paradise with a sprawling 65-foot Gulf-side deck, complete with integrated speakers, perfect for hosting gatherings or simply unwinding while taking in the mesmerizing sunset views. With a total of 1736 square feet of decking, there's ample space to enjoy outdoor living in style. Discover beach house flexibility with an intelligently designed floor plan that offers endless possibilities. Whether you desire multiple master suites, a formal dining area, a home office, or a separate living space for guests, this each retreat accommodates your every need and desire. Embrace modern luxury with state-of-the-art appliances, including stainless steel low-noise designs. This home also boasts a commercial icemaker and a dual-zone wine chiller, perfect for entertaining guests in style. Maximize energy efficiency and environmental sustainability with Low E windows and a geo-thermal HVAC system, ensuring year-round comfort while minimizing your carbon footprint. Newer 2021 metal roof! Updated downstairs bath with freestanding tub and separate shower. Don't miss the front



porch and private balcony! Situated on a coveted corner lot with a solid rental history, this exquisite home offers the perfect blend of luxury, functionality, and investment potential. Experience coastal living at its finest in this unparalleled Gulf Front sanctuary.

Built in 1999

Essential Information

MLS® #	642330
Price	\$3,900,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Square Footage	3,119
Acres	0.29
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	1100 Ariola Dr
Subdivision	Villa Segunda
City	Pensacola Beach
County	Escambia
State	FL
Zip Code	32561

Amenities

Utilities	Cable Available
Parking Spaces	6
Parking	3 Car Carport, Guest
View	Gulf, Water
Is Waterfront	Yes
Waterfront	Gulf, Waterfront, Beach Access, Natural
Has Pool	Yes

Pool	None
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Interior

Interior Features	Storage, Baseboards, Bookcases, Ceiling Fan(s), Crown Molding, High Speed Internet, Recessed Lighting, Walk-In Closet(s), Office/Study
Appliances	Water Heater, Dryer, Washer, Wine Cooler, Built In Microwave, Dishwasher, Refrigerator
Heating	Geothermal
Cooling	Geothermal, Ceiling Fan(s)
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Windows	Storm Window(s), Blinds, Drapes, Plantation Shutters
Roof	Shingle, Gable
Foundation	Pillar/Post/Pier

School Information

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

Additional Information

Zoning	Res Single
HOA Fees Freq.	Annually

Listing Details

Listing Office	Berkshire Hathaway Home Services PenFed Realty
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