

# \$412,000 - 308 Se Kalash Rd, Pensacola

MLS® #643876

## \$412,000

4 Bedroom, 2.00 Bathroom, 1,789 sqft  
Residential on 0 Acres

Navy Point, Pensacola, FL

Bask in the coastal breeze and beautiful water views of Bayou Grande from the expansive screened patio of this remodeled Navy Point Cottage with Detached Income Producing Guest House. Offering a modern, open floor plan with updated electrical, plumbing, HCAV, on demand gas hot water, gas fireplace, windows, metal roof, and solar panels, while keeping classic character including the original 1944 stable door and working brick grill. The back covered patio overlooks a landscaped oasis with charming brick paths, crape myrtles, and flower beds. The guest quarters is entered from a large covered patio into a vaulted ceiling studio with kitchenet, full size refrigerator and private bathroom. This building also houses a separate 14x16 workshop, 5x7 storage closet, and 4x16 lean-to. 2 driveways provide ample parking and with no HOA you may park your RV and boat or other recreational investments. With a neighborhood boat launch, you are only minutes from embarking on a waterway connection that leads to Pensacola Bay, Intracoastal, and the pass out the the Gulf. The house sits 300 feet from Navy Points 3.9 mile waterfront walking trail flanked with 2 playgrounds, beach access, workout stations, and benches where you can watch the ever changing living shoreline greet you with dolphins, manatees, sea turtles, stingrays, pelicans, herons, egrets and more. I welcome you to tour this unique property and one of a kind community that promotes an active outdoor lifestyle to bring harmony and



balance into your day to day.

Built in 1944

**Essential Information**

MLS® #	643876
Price	\$412,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,789
Acres	0.17
Year Built	1944
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Active

**Community Information**

Address	308 Se Kalash Rd
Subdivision	Navy Point
City	Pensacola
County	Escambia
State	FL
Zip Code	32507

**Amenities**

Utilities	Cable Available
Parking Spaces	6
Parking	Boat, Driveway, Golf Cart Garage, Guest, RV Access/Parking, RV/Boat Parking
View	Bayou, Water
Waterfront	Beach Access, Boat Launch, Natural, Pier
Has Pool	Yes
Pool	None

**Interior**

Interior Features	Baseboards, Bookcases, Ceiling Fan(s), High Speed Internet, In-Law Floorplan, Recessed Lighting, Vaulted Ceiling(s), Smart Thermostat, Guest
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	Room/In Law Suite
Appliances	Water Heater, Electric Water Heater, Solar Hot Water, Tankless Water Heater/Gas, Dishwasher, Refrigerator, Self Cleaning Oven
Heating	Multi Units, Heat Pump, Central, Solar, Wall/Window Unit(s)
Cooling	Multi Units, Heat Pump, Central Air, Wall/Window Unit(s), Ceiling Fan(s)
Fireplace	Yes
# of Stories	1
Stories	One

## Exterior

Exterior Features	Barbecue, Fire Pit, Irrigation Well, Lawn Pump, Sprinkler, Rain Gutters
Lot Description	Central Access
Windows	Double Pane Windows, Blinds
Roof	Metal, Reflective Roof Coating
Foundation	Off Grade, Slab

## School Information

Elementary	Navy Point
Middle	Bailey
High	Pensacola

## Additional Information

Zoning	Res Single
HOA Fees Freq.	Annually

## Listing Details

Listing Office	RE/MAX HORIZONS REALTY
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