

# \$290,000 - 6133 Chablis Ln, Pensacola

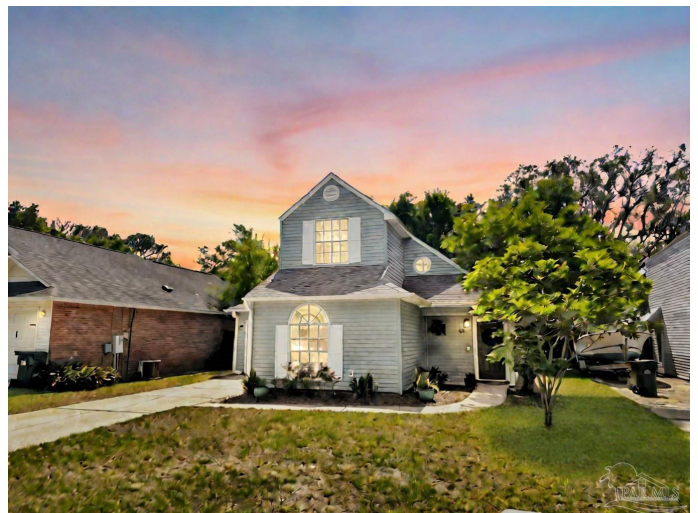
MLS® #643942

## \$290,000

3 Bedroom, 2.00 Bathroom, 1,441 sqft  
Residential on 0 Acres

La Chateau, Pensacola, FL

\*\*\* Seller will assist in buying your rate down 1% \*\*\* Discover the perfect blend of comfort and convenience in this charming 3-bedroom, 2-bathroom home ideally located in the heart of Pensacola. Situated in a prime central location, this residence offers easy access to everything the city has to offer, including the highly desirable Cordova Park elementary school. Upon entering, you'll be greeted by a beautifully tiled lower level that features a spacious living room adorned with vaulted ceilings and skylights, creating a bright and inviting ambiance. The living room seamlessly flows into a large open kitchen, complete with granite countertops, a tile backsplash, stainless steel appliances, and a convenient gas range. The adjacent dining area provides the perfect space for family meals and entertaining guests. The downstairs primary bedroom boasts a tranquil retreat with a generously sized primary bath, offering a private oasis within the home. Upstairs, another bedroom can serve as a second primary suite, providing flexibility and privacy for residents. Additional highlights include an extra deep single-car garage, ideal for storage or a workshop, as well as a fenced backyard with an outdoor storage closet, perfect for outdoor enthusiasts. The recent installation of a new roof in October 2021 ensures durability and peace of mind, complemented by the convenience of gutters and new exterior siding. This home is designed for modern living, featuring oversized bedroom closets,



extra storage space under the stairs, and large closets throughout. Located in the county you can enjoy a nice property tax savings while enjoy all that the city limits as to offer. Schedule a showing today and envision yourself living in this delightful property!

Built in 1993

**Essential Information**

MLS® #	643942
Price	\$290,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,441
Acres	0.13
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

**Community Information**

Address	6133 Chablis Ln
Subdivision	La Chateau
City	Pensacola
County	Escambia
State	FL
Zip Code	32504

**Amenities**

Parking Spaces	1
Parking	Garage
# of Garages	1
Has Pool	Yes
Pool	None

**Interior**

Appliances	Gas Water Heater, Built In Microwave, Dishwasher, Refrigerator
Heating	Natural Gas
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One

## Exterior

Lot Description	Interior Lot
Windows	Double Pane Windows
Roof	Shingle
Foundation	Slab

## School Information

Elementary	Cordova Park
Middle	Workman
High	Washington

## Additional Information

Zoning	Res Single
HOA Fees Freq.	Annually

## Listing Details

Listing Office	HomeSmart Sunshine Realty
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