

\$660,000 - 1350 Ft Pickens Rd ##3, Pensacola Beach

MLS® #642163

\$660,000

2 Bedroom, 2.50 Bathroom, 1,116 sqft

Residential on 0.02 Acres

San De Luna, Pensacola Beach, FL

Turnkey investment Condo on Pensacola Beach, in the desirable in San De Luna complex, fully furnished. A smaller complex with only 32 units. Beautiful waterfront condo with direct fabulous views of Pensacola Bay, the sound and the ICW and a "few steps" away from the Gulf of Mexico. Featuring open plan living, dining and kitchen. Main living area have a ½ bath and a laundry closet. The 3rd floor features 2 private bedrooms each with 2 full baths. Including a convenient owner's closet. Easy maintenance flooring on both levels with tiles in the living area and luxury vinyl on the 3rd floor bedroom area. The complete interior incl. baseboards were painted last year. The 2-car carport 14x37' has two storage units 12x4' each great for bikes, beach toys, paddle boards. The buildings are very well maintained and have Hardi plank siding. A lot of improvements was made 3 years ago including exterior paint, a new roof and new modern-looking railings. The complex has beautiful landscaping, a new larger pool has been approved (drawing attached) tennis courts and a gazebo with 2 outdoor charcoal grills. HOA pays for exterior insurance; owners pay for paint and contents. Currently bookings for 2025 income net \$47019 income 2024 \$44,073 (seller had blocked out some weeks for 2024)

Built in 1983



Essential Information

MLS® #	642163
Price	\$660,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Square Footage	1,116
Acres	0.02
Year Built	1983
Type	Residential
Sub-Type	Condo
Style	Contemporary
Status	Active

Community Information

Address	1350 Ft Pickens Rd ##3
Subdivision	San De Luna
City	Pensacola Beach
County	Escambia - FL
State	FL
Zip Code	32561

Amenities

Parking Spaces	2
Parking	2 Car Carport
Is Waterfront	Yes
Waterfront	Bay, Intracoastal Waterway, Sound, Waterfront, Beach Access, Natural
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Ceiling Fan(s), Recessed Lighting, Vaulted Ceiling(s)
Appliances	Electric Water Heater, Dryer, Washer, Built In Microwave, Dishwasher, Disposal, Refrigerator, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer
Heating	Heat Pump
Cooling	Heat Pump, Ceiling Fan(s)
# of Stories	3

Stories Three Or More

Exterior

Exterior Features Tennis Court(s)
Windows Double Pane Windows, Blind
Roof Shingle, Composition
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 Multi
HOA Fees 12660
HOA Fees Freq. Annually

Listing Details

Listing Office Ebba Dampier Realty, LLC

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