

\$1,590,000 - 1259 Mahogany Mill Rd #1259,1261,1263, Pensacola

MLS® #643266

\$1,590,000

7 Bedroom, 6.00 Bathroom, 5,589 sqft
Residential Income on 0.00 Acres

William Fishers, Pensacola, FL

****Seller willing to split and sell units separately**** 20 Ft SunCruiser Tritoon Boat w/trailor .****** Boasting this one of-a-kind HISTORIC premier and unique piece of WATERFRONT property situated on Bayou Chico. These townhomes could offer many possibilities... GREAT for an INVESTOR, or live in one and AIRBNB the other 2 that come FURNISHED with their own BOATSLIPS!! These very unique homes offer a treasure trove of captivating tales and events that unfolded through the years! The building was originally built in 1900 as the kiln building for the Weis-Fricker Mahogany Mill. THREE TOWNHOMES have been completely renovated and include their own BOAT SLIP/LIFT, but still encapsulate the essence and unique beauty and style of its original history. Owners lovingly decorated and agreed to sell two units furnished. You will be enchanted by the rich antiques from estates and plantations from Florida, Mississippi, Louisiana and Alabama. The superior level of upgrades is evident with 18 ft ceilings, beautiful wood flooring, soaring original thick exposed brick walls, solid cement roofs, solid finished mahogany wood island bar top and so much more! This exceptional property has its own private entrance, private parking, each townhome includes a designated boat slip, with one including a covered boat slip and lift, private well that supplies water for yard, dock



has water and power, 1263 - a/c replaced in 2021, all windows replaced in 2016, new fabric shield hurricane window and door covers, new boat lift was installed in 2023, has a built-in 3 kayak boat rack, upper deck was built to hold a 2 person hot tub. All 3 units were repainted in 2023, all dock walkways and back deck walkway were replaced in 2020, all units have solid cement roofs and the property borders over 100 ft of waterfront! This estate is positioned to enjoy panoramic views, early morning sunrises over the Bayou and fish from your own private dock. See attached detailed property list from owner under documents.

Built in 1900

Essential Information

MLS® #	643266
Price	\$1,590,000
Bedrooms	7
Bathrooms	6.00
Full Baths	6
Square Footage	5,589
Acres	0.00
Year Built	1900
Type	Residential Income
Sub-Type	Triplex
Status	Active

Community Information

Address	1259 Mahogany Mill Rd #1259,1261,1263
Subdivision	William Fishers
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32507

Amenities

Utilities	Cable Available
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Parking	Guest, Parking Lot, RV/Boat Parking
View	Bayou, Water
Is Waterfront	Yes
Waterfront	Bayou, Waterfront, Boat Lift, Pier, Utilities
Has Pool	Yes
Pool	None

Interior

Interior Features	Storage, Baseboards, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, High Speed Internet, Recessed Lighting, Bonus Room
Appliances	Electric Water Heater, Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Ceiling Fan(s), Central Air
# of Stories	1
Stories	One, Two

Exterior

Exterior Features	Balcony, Irrigation Well, Sprinkler, Dock, Boat Slip
Lot Description	Corner Lot, Historic District
Windows	Double Pane Windows, Shutters, Some Blinds
Roof	See Remarks
Foundation	Slab

School Information

Elementary	Warrington Elementary
Middle	WARRINGTON
High	Pensacola

Additional Information

Zoning	Commercial,Industrial
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Listing Details

Listing Office	Levin Rinke Realty
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