

# \$680,000 - 1280 Mahogany Mill Rd, Pensacola

MLS® #653743

**\$680,000**

4 Bedroom, 3.00 Bathroom, 2,750 sqft

Residential on 0.08 Acres

Mahogany Mill, Pensacola, FL

PLEASE READ AGENT NOTES PRIOR TO SHOWING! Beautiful bay view off Bayou Chico! Entry level welcomes a master suite or guest quarters with a private patio and water view and a second bedroom or flex room. The options are limitless. Use it as a game room, office, den or play room. Second floor has a common bathroom with upgraded vanity and exotic stone quartzite countertops as well as the laundry area. A very large and spacious master bedroom with ensuite. Master bedroom has wood floors and Cat 5 rated high impact hurricane windows and sliding doors. From the second floor master suite you are able to step out to a private deck and enjoy all the marine views of the Bayou Chico. The third floor boasts a completely updated open floor plan kitchen with island, quartzite countertops, backsplash, custom fixtures and high end appliances. The natural light and high ceilings of the third floor provide a very large living room with wood floors, custom built ins, custom built in desk, Cat 5 rated high impact windows and a sliding door that leads to the third floor deck with astonishing views. So many updates and upgrades: Samsung Washer and dryer 2023, Samsung dishwasher 2023, Custom hand cut exotic stone quartzite counters throughout 2021, wall oven 2021, roof reinforcement with ALL NEW bolts completed in 2020, Cat 5 high impact hurricane windows 2021, Lifetime warranty and Cat 5 rated siding to entire home 2022!

\*\*\*\* Buyer to verify all information, features



and dimensions \*\*\*\*

Built in 1997

### Essential Information

MLS® #	653743
Price	\$680,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,750
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

### Community Information

Address	1280 Mahogany Mill Rd
Subdivision	Mahogany Mill
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32507

### Amenities

Parking Spaces	2
Parking	2 Car Garage
# of Garages	2
View	Bayou, Water
Is Waterfront	Yes
Waterfront	Bayou, Waterfront, Block/Seawall
Has Pool	Yes
Pool	None

### Interior

Interior Features	Bookcases, Ceiling Fan(s), High Ceilings, High Speed Internet, Recessed Lighting, Office/Study
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Appliances	Electric Water Heater, Built In Microwave, Dishwasher, Disposal, Microwave, Refrigerator, Self Cleaning Oven, Oven
Heating	Multi Units, Central, Fireplace(s)
Cooling	Multi Units, Ceiling Fan(s)
Fireplace	Yes
# of Stories	3
Stories	Three Or More

## Exterior

Exterior Features	Balcony, Sprinkler
Lot Description	Interior Lot
Windows	Double Pane Windows, Blinds, Shutters
Roof	Metal
Foundation	Slab

## School Information

Elementary	Warrington Elementary
Middle	WARRINGTON
High	Escambia

## Additional Information

Zoning	Res Single
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Gulf Real Estate Group, LLC
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