

\$369,900 - 581 Chipley Ave, Pensacola

MLS® #654107

\$369,900

0 Bedroom, 0.00 Bathroom,
Land on 0.37 Acres

East Pensacola Heights, Pensacola, FL

A SPECIAL PROPERTY WITH PRICE IMPROVEMENT to \$369,900. THE SELLER WANTS TO SEE AN OFFER. RARE OPPORTUNITY to build in a SUBDIVISION within the larger EAST PENSACOLA HEIGHTS neighborhood. The Bayview Bluffs Homeowner's Association is made up of only 4 house sites. Construction is nearly complete on 3 of the 4 sites. This is the LAST VACANT LOT available in the subdivision. EXISTING HOUSE PLANS by DALRYMPLE SALLIS ARCHITECTURE ARE AVAILABLE WITH PURCHASE. The East Pensacola Heights neighborhood is bordered by Bayou Texar to the west and Pensacola Bay to the south/southeast. It is has a charming eclectic mix of 1920's craftsman style homes and new construction. The streets are shaded with Live Oak trees and Spanish moss. The terrain and views in the neighborhood make it a pleasure to walk or bike. This subdivision within EPH, as it is fondly referred to, is one of only two that exist in this sought after neighborhood. The entry to the subdivision has brick columns, landscaping and privacy fence. A cluster of mailboxes are by the entry. The quality of craftsmanship, design and scale of the existing homes in the neighborhood is immediately apparent. The level vacant lot is on the corner of Chipley and the interior street of the subdivision - essentially there are no neighbors on two sides. The lot is level, cleared, fenced on two sides with tree plantings along the back fence. The lot offers



an ample buildable area spanning approximately 8,106 sqft.. Architectural guidelines are established to ensure a cohesive community. HOA dues will contribute to professional landscape maintenance and cover utility costs for shared landscape irrigation and lighting. The subdivision has water remediation and drainage infrastructure. The lot is equipped with water/sewer taps and underground electrical service for connection at the road. DON'T MISS this UNIQUE opportunity to build in EPH.

Essential Information

MLS® #	654107
Price	\$369,900
Bathrooms	0.00
Acres	0.37
Type	Land
Sub-Type	Residential Lots
Status	Active

Community Information

Address	581 Chipley Ave
Subdivision	East Pensacola Heights
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32503

Amenities

Utilities	Sewer Available, None
Waterfront	No Waterfront, No Waterfront Features

Exterior

Lot Description	Central Access, Corner Lot, Interior Lot, Cleared, No Improvements
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School Information

Elementary	Suter
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Middle	WORKMAN
High	Washington

Additional Information

Zoning	City,Deed Restrictions,Res Single
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Listing Details

Listing Office	Emerald Coast Realty Pros
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