

\$525,000 - 1280 Mahogany Mill Rd #9, Pensacola

MLS® #658297

\$525,000

2 Bedroom, 2.50 Bathroom, 1,056 sqft

Residential Attached on 0.03 Acres

Mahogany Mill, Pensacola, FL

Come see the beautiful scenery and everything this 2024 renovated stunning waterfront townhouse with deep water access has to offer on Bayou Chico. The luxuries abound and is turnkey ready. On the ground floor, you open the door, walk down the hall to a large deck where you can immediately enjoy being home and back to nature. You can look out at the boats moving through the Bayou, and imagine your own boat at the end of the 60'™ long dock with deep-water access. This is a premium dock that has heat resistant, non-slip, flow through decking, built in 2024, to withstand storms and minimize damage from high winds and storm waters. This elevated deck is a great place to grill as you watch the pelican who has made a home in a distant tree, watch the birds gliding across the waves, and enjoy the playful antics of the dolphins who visit the bayou. When you're ready to enter the house, the main living area is a treat for your eyes. The gourmet kitchen has been totally renovated: gorgeous white cabinets, soft-close doors, black pulls, quartz countertops, a custom-made back splash that sparkles, and stainless steel appliances. In the middle of the kitchen is a spacious island that offers plenty of room for dining and entertaining. The open area of the room beckons you to relax and enjoy entertaining your friends and family. Your party can spill over to the covered patio and enjoy the sun's last rays on the water. There are two beautiful and spacious bedrooms, closets



apleanty, and each with en-suite baths. These bathrooms have custom tile and glass shower enclosures. One bedroom has a balcony that overlooks the water and the sleepiness of the bayou. Choose to come see this two bedroom, two and a half bath beauty of a townhouse, with more storage on the bottom floor. You will even enjoy a bonus room where you can have a workshop or remodel the space with a renter in mind. But beware! Your own back yard may cause you never to leave home.

Built in 1985

Essential Information

MLS® #	658297
Price	\$525,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Square Footage	1,056
Acres	0.03
Year Built	1985
Type	Residential Attached
Sub-Type	Res Attached
Style	Contemporary
Status	Active

Community Information

Address	1280 Mahogany Mill Rd #9
Subdivision	Mahogany Mill
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32507

Amenities

Parking Spaces	2
Parking	Carport, 1 Space/Unit, Boat, Parking Lot, RV/Boat Parking

View	Bayou
Is Waterfront	Yes
Waterfront	Bayou, Waterfront, Pier
Has Pool	Yes
Pool	None

Interior

Interior Features	Storage, Baseboards, Ceiling Fan(s), Recessed Lighting
Appliances	Electric Water Heater, Built In Microwave, Dishwasher, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3
Stories	Three Or More

Exterior

Exterior Features	Balcony, Dock, Boat Slip, Boat Slip Utilities
Lot Description	Central Access
Windows	Drapes
Roof	Shingle
Foundation	Pillar/Post/Pier

School Information

Elementary	Warrington Elementary
Middle	WARRINGTON
High	Pensacola

Additional Information

Zoning	Res Multi
HOA Fees	225
HOA Fees Freq.	Annually

Listing Details

Listing Office	Re/Max Select Partners
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