

# \$735,000 - 1005 N 16th Ave, Pensacola

MLS® #658390

**\$735,000**

0 Bedroom, 0.00 Bathroom,  
Residential Income on 0.00 Acres

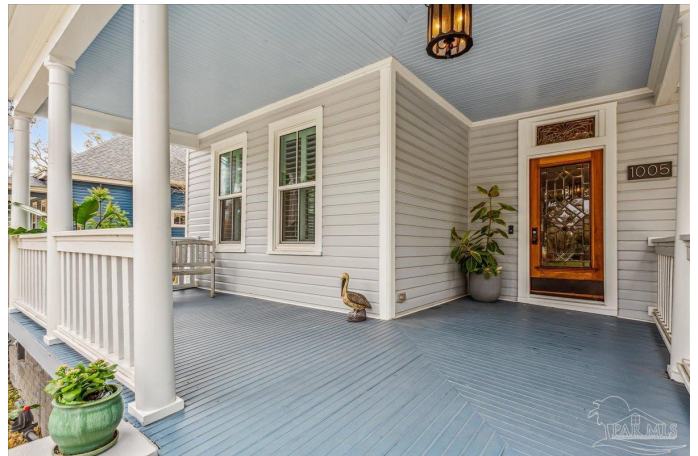
New City Tract, Pensacola, FL

Live the East Hill lifestyle, generate passive income, and have a guest cottage for friends and family. Centrally located, and the gateway to downtown and Pensacola beach, East Hill is one of the most desirable locations. This beautifully restored East Hill Victorian cottage combines timeless charm with modern updates. The main home is 2 bed / 2 bath along with a fully restored one-bedroom, one-bath cottage with separate access, utilities, and its own address. The meticulous restoration & renovation includes everything from a new roof to hurricane impact windows, preserving its character while enhancing functionality. Highlights include a fully updated kitchen and baths, 12' ceilings, restored and new flooring, and a complete overhaul of electrical, plumbing, and HVAC systems. Both structures offer efficiency ratings and advanced hurricane protections that make this a rare find in today's market. Quality and care are evident throughout.

Built in 1908

## Essential Information

MLS® #	658390
Price	\$735,000
Bathrooms	0.00
Acres	0.00
Year Built	1908
Type	Residential Income



Sub-Type	Other
Status	Active

### Community Information

Address	1005 N 16th Ave
Subdivision	New City Tract
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32501

### Amenities

Parking	Driveway
Has Pool	Yes
Pool	None

### Interior

Interior Features	Bonus Room, Sun Room
Appliances	Tankless Gas Water Heater, Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One, Two

### Exterior

Lot Description	Central Access
Windows	Impact Resistant Windows
Roof	Shingle, Hip, Gable
Foundation	Off Grade

### School Information

Elementary	Oj Semmes
Middle	WORKMAN
High	Pensacola

### Additional Information

Zoning	City
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### Listing Details

Listing Office	Levin Rinke Realty
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