

\$1,280,000 - 12535 Ophelia Dr, Pensacola

MLS® #658604

\$1,280,000

3 Bedroom, 2.50 Bathroom, 2,616 sqft

Residential on 5.48 Acres

None, Pensacola, FL

RARE 595' WATERFRONT ON WEEKLEY BAYOU, 5.48 ACRES UNRESTRICTED OPPORTUNITY! A Generational Estate is awaiting your family: natural greenbelt houses "country club" deer, den of red fox, squirrels, other small wildlife. Open space for RV parking. 15' electrical gate in the chain link fence. Behind the bi-level home is a waterfront haven featuring 25'x13' covered wood deck, 22'x25' spaced pilings to restore a boathouse, draws 4', storage, utilities, fish cleaning table, swing, approx. 4,000# boat lift, finger pier, tall flag pole. Weekley Bayou deep water access to Perdido Bay for back water fishing, Intracoastal Canal to Pensacola or Orange Beach Pass to Gulf of America for deep sea and game fishing. Look back at the gorgeous live oak trees, noting the covered elevated wood deck/outdoor kitchen with metal roof, as you are wandering up to tour the home, hardened by Rebuild Northwest Florida. Under the front porch, enter the foyer to a living area featuring brass lighting from Old Pensacola Courthouse, boxed beams w/scored wood ceiling. The 2009 remodeled eat in kitchen adjoins a pantry, laundry/office/mud room, mechanical closet to American Standard energy heat pump 2/2018, water heater 2/2012, door to 2 car garage with a toilet closet. A short few steps up beyond a sliding door, find two bedrooms, full bath, office space, storage. From the living room, step down past another full bath, to a wrought iron railed stairway, marveling at the pickled



paneling, raised bricked hearth at a Fisher cast iron wood stove/heater in the family room, storage, large bedroom with double walk in closets and exit to the water. There is an Ecobee Thermostat Sensor w/on-line control. Hurricane protection. Motion Sensors. Roof 2020. House is not in a flood zone and has never flooded. High water marked=blue ribbon base of large oak tree. No HOA, unrestricted county zoning. Double gate at right of 273' on Ophelia. Zoning allows 1 house per parcel without subdividing.

Built in 1969

Essential Information

MLS® #	658604
Price	\$1,280,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Square Footage	2,616
Acres	5.48
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	12535 Ophelia Dr
Subdivision	None
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32506

Amenities

Parking Spaces	2
Parking	2 Car Garage, Front Entrance, Garage Door Opener

# of Garages	2
Is Waterfront	Yes
Waterfront	Bayou, Waterfront, Beach Access, Boat Lift, Pier, Rip Rap
Has Pool	Yes
Pool	None

Interior

Interior Features	Storage, Baseboards, Bookcases, Ceiling Fan(s), Chair Rail, High Speed Internet
Appliances	Electric Water Heater, Dishwasher, Refrigerator, Oven
Heating	Heat Pump, Central, Wood Stove, Fireplace(s)
Cooling	Heat Pump, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	Multi/Split

Exterior

Exterior Features	Fire Pit, Irrigation Well, Lawn Pump, Outdoor Kitchen, Sprinkler, Rain Gutters, Dock, Boat Slip, Boat Slip Utilities
Lot Description	Interior Lot
Windows	Double Pane Windows, Blinds, Drapes, Shutters
Roof	Shingle, Hip
Foundation	Slab

School Information

Elementary	Hellen Caro
Middle	BAILEY
High	Escambia

Additional Information

Zoning	No Mobile Homes,Unrestricted
HOA Fees Freq.	Annually

Listing Details

Listing Office	ERA LEGACY REALTY SPENCER
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