

\$1,450,000 - 2322 Athens Ave, Pensacola

MLS® #661565

\$1,450,000

5 Bedroom, 4.00 Bathroom, 3,597 sqft

Residential on 0.83 Acres

Waters Beach, Pensacola, FL

Searching for a Custom Waterfront Home Secluded by the Water in the Trees? Well, wait no more - you have found it here! This Beautiful Home sits on almost an acre of land and sits Majestically by the Waters Edge. The Grounds here are amazing and so many possibilities! Have a Garden, Bring your Boat, Water Toys, RV, whatever your heart desires! Plenty of Room Here. Step inside to an Elegant Foyer and then walk into the Open Concept Great Room with Fireplace, and Chef's Kitchen complete with Wall Oven, Warming Drawer, Prep Sink in the Island, Pro Cooktop w/Custom Hood and Professional Grade Appliances. The Water Views here are Amazing and the Sunsets are Breath Taking. There is a Large Formal Dining Room here also as well as a Breakfast Bar and Breakfast Nook looking out to the Water. Step outside on the covered deck and have your morning coffee. No one across the water from you but squirrels and deer. Privacy abounds! There is also an open deck on this level for entertaining or catching a few rays. Back inside step into the Large Primary Suite complete w/custom soaking tub, separate shower and water views! Down the hall, you will find 3 additional large bedrooms and two more baths on this level - one is a shared bath for the two guest bedrooms. Head downstairs for another full bedroom & Bath and a Very Large GameRoom and two separate large Garages. There is a covered patio on this level & an outdoor shower. There is a Metal Roof here



(recently inspected) as well and low maintenance on this home. Another awesome feature is there IS an ELEVATOR SHAFT. All you would need to install is the actual elevator as the shaft is ready. This home would be great as a primary residence, AirBNB, or multigenerational home. This property is close to NAS Pensacola, Beaches, Shopping and Entertainment and is ready for a new owner. SELLER SAYS MAKE OFFER!!

Built in 2008

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 661565 |
| Price | \$1,450,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 3,597 |
| Acres | 0.83 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2322 Athens Ave |
| Subdivision | Waters Beach |
| City | Pensacola |
| County | Escambia - FL |
| State | FL |
| Zip Code | 32507 |

Amenities

| | |
|----------------|----------------------------------|
| Utilities | Cable Available |
| Parking Spaces | 3 |
| Parking | 3 Car Garage, Garage Door Opener |

| | |
|---------------|-------------------|
| # of Garages | 3 |
| View | Bayou |
| Is Waterfront | Yes |
| Waterfront | Bayou, Waterfront |
| Has Pool | Yes |
| Pool | None |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Crown Molding, High Ceilings, Game Room |
| Appliances | Electric Water Heater, Dishwasher, Refrigerator, Oven |
| Heating | Central, Fireplace(s) |
| Cooling | Central Air, Ceiling Fan(s) |
| Fireplace | Yes |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|------------------|
| Exterior Features | Balcony, Dock |
| Lot Description | Cul-De-Sac |
| Windows | Blinds, Drapes |
| Roof | Metal |
| Foundation | Pillar/Post/Pier |

School Information

| | |
|------------|----------------|
| Elementary | Pleasant Grove |
| Middle | BAILEY |
| High | Escambia |

Additional Information

| | |
|----------------|----------|
| Zoning | County |
| HOA Fees Freq. | Annually |

Listing Details

| | |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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