

\$600,000 - 13987 Hanging Branch Way, Pensacola

MLS® #664604

\$600,000

4 Bedroom, 3.50 Bathroom, 2,820 sqft

Residential on 0.09 Acres

Arborgate At Perdido Key, Pensacola, FL

This beautifully furnished 4-bedroom, 3.5-bath home in the sought-after Arborgate community of Perdido Key offers the ideal blend of island comfort, investment potential, and coastal convenience. With over 2,800 square feet of well-planned living space across three levels, this Mediterranean-style residence is turn-key and ready for immediate enjoyment—whether you plan to use it as a private retreat or vacation rental. The main level features a welcoming open-concept living and dining area with ample seating, coastal-inspired décor, and all the furnishing you need to immediately begin enjoying your coastal lifestyle. The fully equipped kitchen is appointed with granite countertops, stainless steel appliances, and a breakfast bar, while a nearby queen bedroom and half bath provide convenience for guests or multigenerational stays. The laundry room includes a full-sized washer and dryer. The entire second floor is dedicated to the oversized primary suite and spa-style ensuite bath featuring a large soaking tub, walk-in tiled shower with rainfall head, and a covered balcony perfect for morning sunrises or evening breezes. The third level includes two additional bedrooms each with their own private baths. The front bedroom on the top floor features another covered balcony with peaceful views of the island. Just steps from the community pool and a short walk to Public Beach Access #3, the home offers an unbeatable location near Johnson Beach National Seashore, River Road's biking



path, and local favorites like the Sunset Grille and Lost Key Golf Club. Arborgate's low-maintenance lifestyle and proximity to restaurants, boating, shopping, and nature make it a popular choice for both vacation homeowner and savvy investors. Whether you're searching for a beach home to create years of memories or looking for a high-performing vacation rental, this Arborgate gem is a must-see. Schedule your private showing today!

Built in 2019

Essential Information

MLS® #	664604
Price	\$600,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Square Footage	2,820
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Spanish
Status	Active

Community Information

Address	13987 Hanging Branch Way
Subdivision	Arborgate At Perdido Key
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32507

Amenities

Utilities	Underground Utilities
Parking Spaces	1
Parking	Garage, Garage Door Opener

# of Garages	1
Has Pool	Yes
Pool	None

Interior

Interior Features	Baseboards, Ceiling Fan(s), Crown Molding, High Ceilings, High Speed Internet
Appliances	Electric Water Heater, Dryer, Washer, Built In Microwave, Dishwasher, Disposal, Microwave, Refrigerator, Self Cleaning Oven, Oven
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3
Stories	Three Or More

Exterior

Exterior Features	Balcony
Lot Description	Interior Lot
Windows	Blinds, Drapes, Drapery Rods
Roof	Clay Tiles/Slate, Gable
Foundation	Slab

School Information

Elementary	Hellen Caro
Middle	BAILEY
High	Escambia

Additional Information

Zoning	Res Single
HOA Fees	4200
HOA Fees Freq.	Annually

Listing Details

Listing Office	Perdido Key Resort Realty LLC
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