

\$249,900 - 14100 River Rd #222b, Perdido Key

MLS® #667567

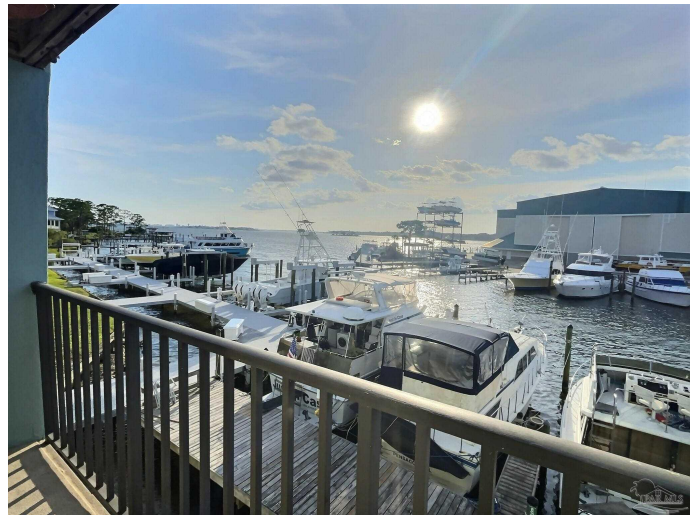
\$249,900

2 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.00 Acres

Holiday Harbor, Perdido Key, FL

Significant Price Adjustment â€” Exceptional Value! Welcome to easy living on the water! This furnished, second-floor, 2 bed, 2 bath condo is all about good vibes and gorgeous viewsâ€”watch the boats cruise through Holiday Harbor Marina and catch killer sunsets over the Intracoastal Waterway right from your balcony. Plus, the Sunset Grill is just next door for when you're craving fresh seafood and a cold drink. Inside, you'll love the sparkling clean 24-inch tile floors that keep things cool and clean, and the new storm windows and patio door mean you're set for whatever weather rolls in. The open layout makes it feel breezy and brightâ€”perfect for kicking back after a beach day or hosting a few friends. The buildingâ€™s had a fresh coat of paint and the communityâ€™s packed with perks: thereâ€™s a pool for hot afternoons, a grill area for weekend hangouts, a pet walk for your furry sidekick, and even a car wash station to keep your ride looking sharp. Got gear? No problemâ€”thereâ€™s secure storage for your bikes and paddleboards, too. Getting around is a breeze whether you're driving or boating. You're super close to all the local favorites like Florabama Yacht Club, Pirateâ€™s Cove, Robinson Island, Oso at Bear Point, and the Oyster Bar. And donâ€™t be surprised if the Blue Angels buzz by overheadâ€”itâ€™s just part of the magic here. Pets are totally welcome, so bring your buddy along. Whether this becomes your chill weekend getaway or your everyday oasis, this



place makes it easy to settle into that coastal lifestyle. As an added bonus, the seller has pre-paid all of the HOA fees for 2025!

Built in 1986

Essential Information

MLS® #	667567
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.00
Year Built	1986
Type	Residential
Sub-Type	Condo
Style	Traditional
Status	Active

Community Information

Address	14100 River Rd #222b
Subdivision	Holiday Harbor
City	Perdido Key
County	Escambia - FL
State	FL
Zip Code	32507

Amenities

Parking	Guest
View	Canal
Is Waterfront	Yes
Waterfront	Canal Front, Intracoastal Waterway, Waterfront, Block/Seawall
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Baseboards, Ceiling Fan(s)
Appliances	Electric Water Heater, Washer, Dishwasher, Microwave, Refrigerator

Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3
Stories	Three Or More

Exterior

Windows	Storm Window(s), Some Blinds, Impact Resistant Windows
Roof	Shingle
Foundation	Pillar/Post/Pier

School Information

Elementary	Hellen Caro
Middle	BAILEY
High	Escambia

Additional Information

Zoning	Res Multi
HOA Fees	7800
HOA Fees Freq.	Annually

Listing Details

Listing Office	Goode Realty
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