

\$748,000 - 13601 Perdido Key Dr #w4c, Perdido Key

MLS® #667619

\$748,000

2 Bedroom, 2.00 Bathroom, 1,540 sqft
Residential on 0.48 Acres

Beach Colony, Perdido Key, FL

Introducing this excellent 2-bedroom condominium at the highly sought-after Beach Colony Resort, complete with a rare and coveted DEEDED GARAGE PARKING SPOT!

Sold fully furnished, this turnkey residence offers an exceptional blend of style and comfort, enhanced by stunning beach views that create an idyllic coastal retreat. As you step inside, you'll immediately appreciate the tile flooring throughout the entry and main living areas, complemented by granite countertops in the kitchen and rich wood cabinetry. The space is designed for both form and function, featuring a raised breakfast bar, a convenient separate pantry, under-cabinet lighting, and premium stainless refrigerator and oven. Thoughtfully curated décor elements, such as beautifully gnarled driftwood-based tables and striking original artwork, elevate the living experience. The expansive balcony, accessible from the Living Room and Primary BR, is equipped with electric hurricane shutters, offering additional protection and privacy. Recent updates include a new water heater installed in April 2024 and an upgraded HVAC system in November 2024. Notably, this unit has not been part of a rental program, though its potential as a lucrative investment for short-term rentals is certainly evident. Residents of Beach Colony enjoy a wealth of first-class amenities, including three pools (one enclosed), a hot tub, clay tennis courts, and two private boardwalks leading directly to the



beach. Beach chair and umbrella service are available for added convenience. The community is secured with gated entry, coded elevators, and on-site management for peace of mind. Perfectly situated just a short stroll from the serene National Seashore at Johnson Beach—complete with walking trails, picnic areas, and public facilities—this property also boasts proximity to the newly paved Perdido Key multi-use path, which stretches across the island to the Florida-Alabama state.

Built in 1998

Essential Information

MLS® #	667619
Price	\$748,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,540
Acres	0.48
Year Built	1998
Type	Residential
Sub-Type	Condo
Style	Contemporary
Status	Active

Community Information

Address	13601 Perdido Key Dr #w4c
Subdivision	Beach Colony
City	Perdido Key
County	Escambia - FL
State	FL
Zip Code	32507

Amenities

Utilities	Cable Available
Parking Spaces	1
Parking	Covered, Guest, Parking Lot

View	Gulf, Water
Is Waterfront	Yes
Waterfront	Gulf, Waterfront, Beach Access
Has Pool	Yes
Pool	Indoor, In Ground

Interior

Interior Features	Ceiling Fan(s), High Speed Internet
Appliances	Electric Water Heater, Dryer, Washer, Built In Microwave, Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Stories	8 or More Story

Exterior

Exterior Features	Balcony
Windows	Double Pane Windows, Some Blinds, Some Drapes
Roof	Flat
Foundation	Pillar/Post/Pier, Slab

School Information

Elementary	Hellen Caro
Middle	BAILEY
High	Escambia

Additional Information

Zoning	Res Multi
HOA Fees	20776
HOA Fees Freq.	Annually

Listing Details

Listing Office	POINTE SOUTH
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