

\$895,000 - 2240 Fleance Dr, Pensacola

MLS® #667725

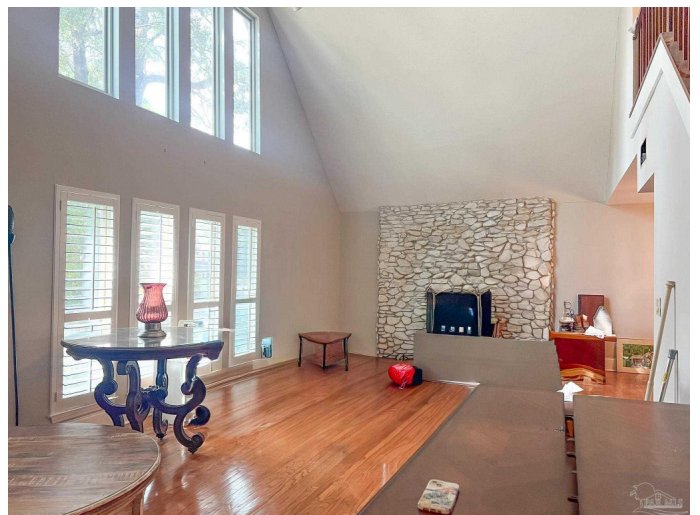
\$895,000

4 Bedroom, 3.50 Bathroom, 4,595 sqft

Residential on 0.39 Acres

Birnam Woods, Pensacola, FL

“Priced Below Market Value” Over 4,500 SQ FT of Possibilities! This grand two-story home offers exceptional space, timeless design, and an unbeatable opportunity in one of the area’s most sought-after neighborhoods. Step into a dramatic foyer with soaring ceilings and natural light. The formal living room features Fireplace #1, a wall of windows, and elegant proportions – perfect for showcasing your favorite furnishings. At the back of the home, the spacious family room includes Fireplace #2, creating a warm and inviting space for gatherings and quiet evenings. A formal dining room provides a classic setting for hosting. The kitchen offers an oversized island with bar seating, generous cabinetry, a pantry, and plenty of room to customize to your taste. With three distinct living areas plus an additional office and a flex space, the layout is as versatile as it is spacious. Upstairs, the primary suite is generously sized and offers excellent closet space. Secondary bedrooms are well-proportioned and comfortable. The home includes two full baths upstairs and one full bathroom plus one half bath on the main level, ideal for family and guests. Additional features include a side-entry two-car garage and a private patio perfect for entertaining. Updates include: “Roof: approximately 10 years old” A/C: approximately 19 years old “Brand new water heater (2025) This home is priced for a quick sale. Bring your vision” with a few



cosmetic updates, this home has the potential to be truly stunning. You won't find this much space and potential in Birnam Woods at this price.

Built in 1979

Essential Information

MLS® #	667725
Price	\$895,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Square Footage	4,595
Acres	0.39
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Active

Community Information

Address	2240 Fleance Dr
Subdivision	Birnam Woods
City	Pensacola
County	Escambia - Fl
State	FL
Zip Code	32503

Amenities

Parking Spaces	2
Parking	2 Car Garage
# of Garages	2
Has Pool	Yes
Pool	None

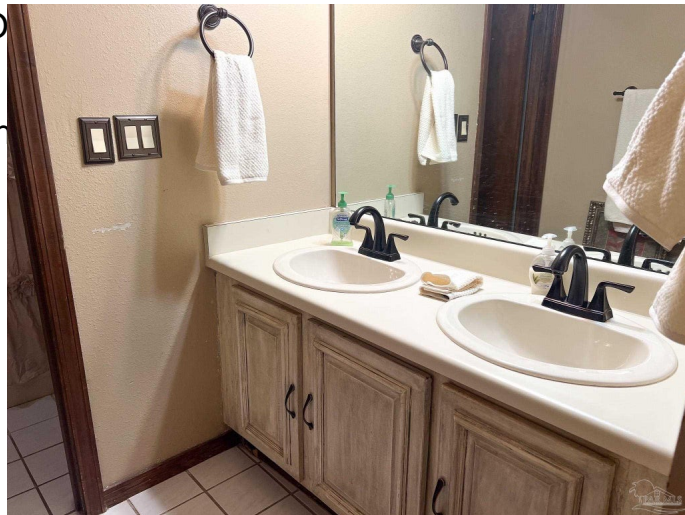
Interior

Interior Features	Bonus Room, Office/Study
Appliances	Electric Water Heater, Built In Microwave, Dishwasher, Disposal, Double

	Oven, Self Cleaning Oven, O
Heating	Multi Units, Central
Cooling	Multi Units, Central Air, Ceiling
# of Stories	2
Stories	Two

Exterior

Lot Description	Corner Lot
Roof	Gable
Foundation	Slab



School Information

Elementary	A.K. Suter
Middle	WORKMAN
High	Washington

Additional Information

Zoning	Res Single
HOA Fees	150
HOA Fees Freq.	Annually

Listing Details

Listing Office	Smart RE Corp
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