

\$525,000 - 3070 Magnolia Ave, Pensacola

MLS® #668908

\$525,000

3 Bedroom, 2.00 Bathroom, 2,102 sqft

Residential on 0.26 Acres

None, Pensacola, FL

This beautifully maintained 3-bedroom, 2-bath home is the perfect blend of modern convenience and classic charm in one of the city's most sought-after communities. Step inside and you'll immediately notice the inviting, light-filled open floor plan. The spacious living area is perfect for both relaxing evenings and lively gatherings, while the updated kitchen features ample counter space, stylish cabinetry, gas range, and all modern appliances. The thoughtful layout offers plenty of flexibility: upstairs, you'll find two comfortable bedrooms and a full bathroom as well as convenient touches like french doors and built-ins. For those who cherish bright, tranquil spaces, this home features a stunning Florida room bathed in natural light—an ideal office or home gym—and a large screened-in porch just steps away from the kitchen that invites you to enjoy meals outside year-round without worry of insects. Downstairs can be closed off to serve as a private guest suite or short-term rental with its own living room, bedroom, and bathroom, or it may be left open to expand the main house, where the generously sized living room is perfectly suited for use as a game room, lounge, or home theater. Adjacent to this area is a newly designed "she shed" or hobby/work room, offering a private oasis for creativity and pursuing your favorite projects. These versatile spaces add flexibility and fun, ensuring every member of the household has a place to relax, create, and



enjoy. Outside, enjoy the best of Florida outdoor living with a lush backyard, mature trees, and a pergola covered patio. The property also includes a convenient carport plus a utility/storage room with exterior access for all your yard equipment and/or additional storage needs. Located in the heart of East Hill just a block away from Bayou Texar, youâ€™ll be minutes away from downtown Pensacola, a quick drive to the beach, and an easy walk away from beloved local parks, restaurants, cafes, and breweries.

Built in 1953

Essential Information

MLS® #	668908
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,102
Acres	0.26
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Ranch
Status	Active

Community Information

Address	3070 Magnolia Ave
Subdivision	None
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32503

Amenities

Parking Spaces	1
Parking	Carport

Has Pool	Yes
Pool	None

Interior

Interior Features	Crown Molding
Appliances	Gas Water Heater, Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished

Exterior

Roof	Shingle
Foundation	Off Grade

School Information

Elementary	Oj Semmes
Middle	WORKMAN
High	Washington

Additional Information

Zoning	City
HOA Fees Freq.	Annually

Listing Details

Listing Office	Engel & Volkers Pensacola
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