

\$649,900 - 9564 Westgate Cir, Pensacola

MLS® #670047

\$649,900

4 Bedroom, 3.00 Bathroom, 2,457 sqft

Residential on 0.32 Acres

Blue Angel Lake, Pensacola, FL

Exceptional waterfront property on Blue Angel Lake that truly offers everything you could desire in a home. This beautifully designed one-story residence features a highly sought-after split floor plan, providing ultimate comfort and privacy. The spacious main bedroom is thoughtfully situated on one side of the home, while two additional bedrooms and a full bath are located on the opposite side. An intelligent split area between these sections leads to a third guest bedroom and another full bath, perfect for visitors. For those who work from home, you'll appreciate the dedicated, spacious double-door office located at the front of the home, just off the expansive living room. This property also boasts significant recent upgrades for peace of mind, including a new HVAC system in 2022, a roof replaced in December 2020, hot water 2023, a new pool pump in 2023, and a new pool liner in 2024. The outdoor living space is nothing short of a dream. Imagine relaxing on your private dock, observing fish jump and turtles pop up to say hello, all while enjoying the breathtaking sight of the Blue Angels flying directly over the lake! The screened-in lanai features a refreshing pool, creating an ideal setting for entertaining and grilling out. Additionally, the outdoor kitchen is plumbed for gas and includes a wonderful covered area, great for al fresco dining and gatherings. Boaters will particularly value this home's prime location, less than a mile from the intercoastal waterways and nearby marinas. Beyond the waterfront, the



property offers convenient access to parks, a variety of restaurants, excellent shopping, and diverse entertainment options.? This home truly combines comfort, modern upgrades, and an unbeatable waterfront lifestyle.

Built in 2000

Essential Information

MLS® #	670047
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,457
Acres	0.32
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

Community Information

Address	9564 Westgate Cir
Subdivision	Blue Angel Lake
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32507

Amenities

Utilities	Cable Available
Parking Spaces	2
Parking	2 Car Garage, Garage Door Opener
# of Garages	2
View	Lake, Water
Is Waterfront	Yes
Waterfront	Lake, Waterfront
Has Pool	Yes

Pool	In Ground, Screen Enclosure
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Interior

Interior Features	Storage, Baseboards, Ceiling Fan(s), Crown Molding, High Ceilings, High Speed Internet, Recessed Lighting, Wet Bar, Office/Study
Appliances	Gas Water Heater, Dishwasher, Disposal, Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Stories	1
Stories	One

Exterior

Exterior Features	Outdoor Kitchen, Sprinkler, Dock
Lot Description	Interior Lot
Windows	Double Pane Windows, Some Blinds
Roof	Shingle
Foundation	Slab

School Information

Elementary	Pleasant Grove
Middle	BAILEY
High	Escambia

Additional Information

Zoning	County
HOA Fees	350
HOA Fees Freq.	Annually

Listing Details

Listing Office	Levin Rinke Realty
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