

# \$618,500 - 16531 Innerarity Pt Rd, Pensacola

MLS® #670456

**\$618,500**

4 Bedroom, 2.50 Bathroom, 2,524 sqft

Residential on 0.36 Acres

Innerarity Island, Pensacola, FL

DISCOVER UPARALLED PRIVACY AND COMFORT IN THIS STUNNING HOME COMPLETE WITH POOL & NESTLED WITHIN THE GATED COMMUNITY OF INNERARITY ISLAND! CONVENIENT TO BEACHES, NAS PENSACOLA, AND SHOPPING! Step inside this beautifully maintained home where most major features (HVAC, roof) are just a few years old as well as a WHOLE HOME GENERATOR, offering a blend of modern comfort and classic charm. The open living spaces boast durable vinyl flooring and elegant tile, while the kitchen shines with an abundance of wood cabinetry, updated stainless steel appliances, and a convenient double wall oven perfect for the home chef. The heart of the home features a cozy fireplace leading to a large sliding glass door, which allows for beautiful backyard views and seamless indoor/outdoor living. From here, a sprawling, screened-in living space WITH HOT TUB overlooks the sparkling inground pool. Enjoy ultimate privacy in the spacious, fenced-in backyard with no rear neighbors, and rinse off after a swim in the convenient outdoor shower. This spacious home offers four bedrooms, including a magnificent primary suite that's a true sanctuary featuring a large sitting area or home office with its own entrance to the outdoor screened-in space. The en-suite bathroom offers a spa-like experience with a beautifully tiled walk-in shower and a double vanity. This is more than a home; itâ€™s a



lifestyle! Schedule your private showing today!

Built in 1980

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 670456                  |
| Price          | \$618,500               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.50                    |
| Full Baths     | 2                       |
| Square Footage | 2,524                   |
| Acres          | 0.36                    |
| Year Built     | 1980                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Active                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 16531 Innerarity Pt Rd |
| Subdivision | Innerarity Island      |
| City        | Pensacola              |
| County      | Escambia - FL          |
| State       | FL                     |
| Zip Code    | 32507                  |

### Amenities

|                |                 |
|----------------|-----------------|
| Utilities      | Cable Available |
| Parking Spaces | 2               |
| Parking        | 2 Car Garage    |
| # of Garages   | 2               |
| Has Pool       | Yes             |
| Pool           | In Ground       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Baseboards, Ceiling Fan(s), Crown Molding  |
| Appliances        | Electric Water Heater, Dryer, Washer, Dishwasher, Disposal, Double Oven, Microwave, Refrigerator, Oven |
| Heating           | Central, Fireplace(s)  |

|              |                             |
|--------------|-----------------------------|
| Cooling      | Central Air, Ceiling Fan(s) |
| Fireplace    | Yes                         |
| # of Stories | 1                           |
| Stories      | One                         |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Irrigation Well, Rain Gutters |
| Windows           | Blinds, Shutters              |
| Roof              | Shingle                       |
| Foundation        | Slab                          |

## School Information

|            |             |
|------------|-------------|
| Elementary | Hellen Caro |
| Middle     | BAILEY      |
| High       | Escambia    |

## Additional Information

|                |            |
|----------------|------------|
| Zoning         | Res Single |
| HOA Fees       | 473        |
| HOA Fees Freq. | Annually   |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Levin Rinke Realty |
|----------------|--------------------|

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