

# \$1,485,000 - 1606 Waters Edge, Pensacola

MLS® #670554

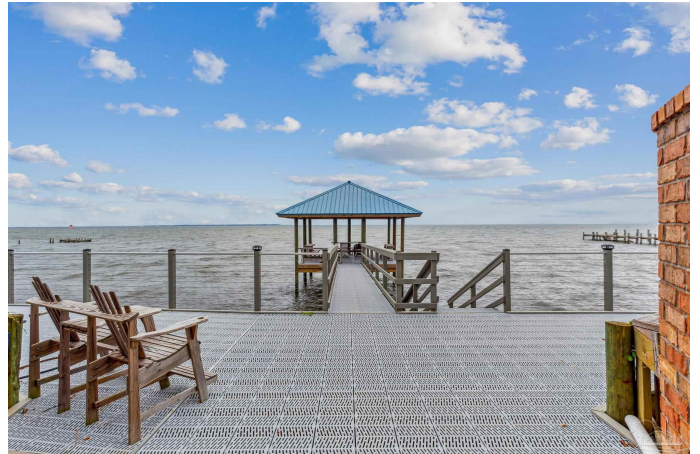
**\$1,485,000**

3 Bedroom, 3.50 Bathroom, 4,054 sqft

Residential on 0.09 Acres

Country Club Place, Pensacola, FL

Step into unparalleled luxury with this exquisite waterfront residence in the prestigious gated community of Country Club Place. Perfectly situated on one of just four exclusive waterfront lots, this home combines stunning views with exceptional durability, thanks to its robust 50-piling foundation. Nestled along the picturesque Pensacola Bay, enjoy breathtaking, unobstructed views from multiple vantage points within the home. The property benefits from a shared common access area, where the burden of maintaining the seawall is managed collectively by all 20 properties in the Country Club Place HOA. Boasting over 4,000 square feet of meticulously designed living space, this residence features 3 bedrooms plus an office that can be converted into an additional bedroom, and 3.5 bathrooms. Ample room is provided for family and guests, ensuring comfort and privacy. The home includes two luxurious primary suites, each with its own stunning views of the Bay. Both primary suite offers large windows, allowing you to wake up to serene waterfront scenes. The second floor is accessible by both stairs and an elevator, ensuring convenience for all. The upstairs primary includes a lavish bathroom with dual vanities, a jetted soaking tub, a separate shower with dual showerheads, and a walk-in closet with built-in drawers. Guests will enjoy their own dedicated floor, complete with a full kitchen and SECOND living room. The additional bedroom on the main floor features a



handicap-accessible sink and roll-in shower, ensuring comfort and accessibility for all guests. All doors and windows facing the Bay are high impact. Roof was replaced in 2021! Additional laundry facility with 200V and central vacuum in garage. Residents have exclusive access to upscale community amenities, including a shared dock, boardwalk, and a launch area for kayaks or paddleboards.

Built in 2007

### **Essential Information**

MLS® #	670554
Price	\$1,485,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Square Footage	4,054
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Mediterranean
Status	Active

### **Community Information**

Address	1606 Waters Edge
Subdivision	Country Club Place
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32507

### **Amenities**

Parking Spaces	4
Parking	2 Car Garage, Golf Cart Garage, Oversized, Garage Door Opener
# of Garages	2
View	Bay

Is Waterfront	Yes
Waterfront	Bay, Intracoastal Waterway, Waterfront, Block/Seawall, Deed Access, Pier, Rip Rap
Has Pool	Yes
Pool	None

## Interior

Interior Features	Storage, Baseboards, Bookcases, Ceiling Fan(s), Crown Molding, High Ceilings, Central Vacuum, Sun Room, Office/Study
Appliances	Electric Water Heater, Dryer, Washer, Built In Microwave, Dishwasher, Disposal, Double Oven, Microwave, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Two or More
# of Stories	2
Stories	Two

## Exterior

Lot Description	Interior Lot
Windows	Double Pane Windows, Blinds, Impact Resistant Windows
Roof	Shingle
Foundation	Pillar/Post/Pier, Slab

## School Information

Elementary	Warrington Elementary
Middle	WARRINGTON
High	Pensacola

## Additional Information

Zoning	County,Deed Restrictions,Res Single
HOA Fees	1200
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Berkshire Hathaway Home Services PenFed Realty
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