

# \$399,000 - 1305 N 8th Ave, Pensacola

MLS® #670593

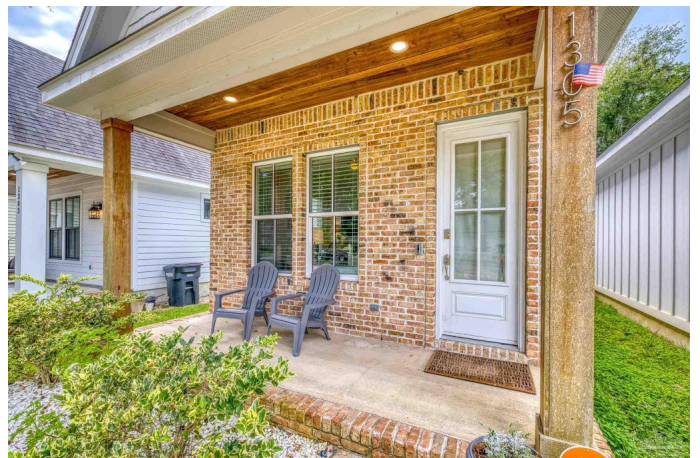
**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,208 sqft

Residential on 0.08 Acres

East King Tract, Pensacola, FL

Welcome to 1305 N 8th Avenue, a beautifully designed East Hill home that blends timeless Pensacola charm with modern comfort. Ideally situated minutes from Historic Downtown, Pensacola Beach, parks, and vibrant local dining, this property offers the ultimate in convenience and lifestyle. Currently serving as a short-term rental, this residence is thoughtfully appointed and ready for its next owner—whether as a turnkey investment or a private retreat. High-end finishes are showcased throughout, including Restoration Hardware fixtures and hardware that elevate the style and sophistication of each space. Furnishings are negotiable, allowing you to step right into a fully curated Pensacola experience. Inside, the open floor plan welcomes natural light, with a spacious living area flowing seamlessly into a chef's kitchen featuring granite countertops, stainless steel appliances, gas cooktop, shaker cabinetry, and a functional island designed for entertaining. The primary suite is a serene escape with a spa-inspired ensuite bath with beautifully tiled shower, large vanity, private toilet area, and generous sized closet, while an additional bedroom offers a flexible space for guests, a home office, or extended stays. Outdoors, a private fenced backyard and covered concrete patio area with tasteful wood soffits, recessed lighting and ceiling fan, provide the perfect setting for morning coffee or evening gatherings. The area is ready to be screened in if the new owner would wish. The



covered front porch area also offers a beautiful area for gathering and/or relaxing with recessed lighting and wood soffits. With off-street parking, low-maintenance landscaping, and energy-efficient construction, this home balances beauty with everyday ease. Whether you’re searching for a stylish investment property, a furnished vacation rental, or a place to call home in the heart of Pensacola, 1305 N 8th Avenue is a rare opportunity where location, design, and lifestyle converge.

Built in 2020

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 670593                  |
| Price          | \$399,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,208                   |
| Acres          | 0.08                    |
| Year Built     | 2020                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Craftsman               |
| Status         | Active                  |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1305 N 8th Ave  |
| Subdivision | East King Tract |
| City        | Pensacola       |
| County      | Escambia - FL   |
| State       | FL              |
| Zip Code    | 32503           |

**Amenities**

|          |          |
|----------|----------|
| Parking  | Driveway |
| Has Pool | Yes      |

|      |      |
|------|------|
| Pool | None |
|------|------|

## **Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Baseboards, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, High Ceilings, Recessed Lighting |
| Appliances        | Electric Water Heater, Dishwasher, Disposal, Refrigerator                                         |
| Heating           | Central                                                                                           |
| Cooling           | Central Air, Ceiling Fan(s)                                                                       |
| # of Stories      | 1                                                                                                 |
| Stories           | One                                                                                               |

## **Exterior**

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| Lot Description | Central Access                                            |
| Windows         | Double Pane Windows, Storm Window(s), Blinds, Some Drapes |
| Roof            | Shingle                                                   |
| Foundation      | Slab                                                      |

## **School Information**

|            |           |
|------------|-----------|
| Elementary | Oj Semmes |
| Middle     | WORKMAN   |
| High       | Pensacola |

## **Additional Information**

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

## **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Engel & Volkers Pensacola |
|----------------|---------------------------|

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