

\$777,900 - 22 Via Deluna Dr #1202, Pensacola Beach

MLS® #671243

\$777,900

2 Bedroom, 2.00 Bathroom, 1,135 sqft
Residential on 3.30 Acres

Emerald Isle, Pensacola Beach, FL

Stunning Gulf-Front Condo at Emerald Isle – Unit 1202 Discover your dream coastal retreat at 22 Via De Luna Dr, Unit 1202, Pensacola Beach, FL 32561, located in the prestigious Emerald Isle, a 17-story Gulf-front high-rise offering the ultimate in luxury and convenience. This 2-bedroom, 2-bathroom condo spans 1,135 square feet and boasts breathtaking, unobstructed views of the Gulf of Mexico from its private balcony, perfect for savoring sunsets and gulf breezes. Step inside to a coastal living space designed for both relaxation and entertaining. The beautifully appointed interior features tile flooring throughout, a recently renovated kitchen with granite countertops, custom cabinetry, and modern stainless steel appliances, and a bright, airy ambiance enhanced by floor-to-ceiling windows. The spacious master suite offers direct balcony access, Gulf views, and an en-suite bathroom with updated fixtures and a sleek walk-in shower. The second bedroom is equally inviting, ideal for guests or family. This fully furnished, turnkey property is a proven performer as a vacation rental, with a strong rental history and potential for significant income. Whether you’re seeking a primary residence, a second home, or an investment property, this condo delivers value. Emerald Isle offers resort-style amenities, including two beachfront pools (one heated), a hot tub, a fitness center, and gated access for security and privacy. Located in the heart of Pensacola Beach’s walking



district, youâ€™re just steps from pristine white sands, vibrant restaurants, boutique shopping, and local entertainment. Embrace the coastal lifestyle with this rare opportunity to own a slice of paradise. Donâ€™t miss outâ€”schedule a viewing today and experience the magic of Gulf-front living at its finest!

Built in 1997

Essential Information

MLS® #	671243
Price	\$777,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	3.30
Year Built	1997
Type	Residential
Sub-Type	Condo
Style	Contemporary
Status	Active

Community Information

Address	22 Via Deluna Dr #1202
Subdivision	Emerald Isle
City	Pensacola Beach
County	Escambia - FL
State	FL
Zip Code	32561

Amenities

Utilities	Underground Utilities
Parking	Parking Lot
View	Gulf, Sound, Water
Is Waterfront	Yes
Waterfront	Gulf, Waterfront, Beach Access

Has Pool	Yes
Pool	Gunite, In Ground, Pool/Spa Combo

Interior

Interior Features	Baseboards, Ceiling Fan(s), High Ceilings, High Speed Internet
Appliances	Electric Water Heater, Built In Microwave, Dishwasher, Disposal, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One, 8 or More Story

Exterior

Exterior Features	Balcony
Lot Description	Central Access
Windows	Blinds, Drapes
Roof	Rolled/Hot Mop
Foundation	Pillar/Post/Pier, Slab

School Information

Elementary	A.K. Suter
Middle	WORKMAN
High	Pensacola/Gulf Breeze High School

Additional Information

Zoning	Deed Restrictions
HOA Fees	19020
HOA Fees Freq.	Annually

Listing Details

Listing Office	Avenue Realty
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