

\$2,650,000 - 1 Port Royal Way #1&3, Pensacola

MLS® #672237

\$2,650,000

4 Bedroom, 3.50 Bathroom, 4,894 sqft

Residential Attached on 4.07 Acres

Port Royal, Pensacola, FL

WATERFRONT LUXURY combined with the PERFECT LOCATION and unparalleled VIEWS of the Pensacola Bay are what make this impressive corner unit at Port Royal unique and one of a kind. Downtown living at its finest with access to shops, restaurants and Wahoo Stadium all within walking distance. This double unit has been completely renovated while maintaining its original charm with custom finishes and imported materials. The kitchen is a chef's dream with state of the art appliances, quartz countertops, gas range, center island and custom cabinetry. There is an additional catering kitchen that contains double ovens, dishwasher, and a full sized Sub-Zero refrigerator making this home perfect for entertaining guests. Conveniently situated between both kitchens is the formal dining room with an impressive refrigerated wine cellar with custom teak doors accessing the lanai. Off the kitchen is the grand living area with cathedral ceilings, floor to ceiling windows with breathtaking views of the Pensacola Bay and access to the lanai. The foyer is grand with custom metal railing and intricate glass French doors opening to a bonus room featuring a wet bar, ice maker, wine fridge, entertainment cabinet and even a secret door leading to a private safe. Down the hall is a powder bathroom & laundry room leading to a full bathroom and guest suite. The Master bedroom suite is located on its own private level with beautiful wood floors, balcony & custom two story closet that you have to see



to believe! The Master bathroom is a sanctuary with separate vanities, dressing area, garden tub, private water closet and one of a kind marble shower with skylights overlooking the Bay. The next level features two additional guest bedrooms with full bathroom, and a bonus space accessed by a spiral staircase with stunning water views. This amazing home is complete with a spacious 3 car garage & community pool! Paradise Awaits!!

Built in 1984

Essential Information

MLS® #	672237
Price	\$2,650,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Square Footage	4,894
Acres	4.07
Year Built	1984
Type	Residential Attached
Sub-Type	Res Attached
Style	Spanish
Status	Active

Community Information

Address	1 Port Royal Way #1&3
Subdivision	Port Royal
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32502

Amenities

Parking Spaces	6
Parking	3 Car Garage, Front Entrance, Guest, Oversized, Garage Door Opener
# of Garages	3

View	Bay, Water
Is Waterfront	Yes
Waterfront	Bay, Intracoastal Waterway, Waterfront, Natural, Rip Rap
Has Pool	Yes
Pool	None

Interior

Interior Features	Bookcases, Cathedral Ceiling(s), Crown Molding, Vaulted Ceiling(s), Office/Study, Wine Storage Room
Appliances	Electric Water Heater, Built In Microwave, Dishwasher, Disposal, Refrigerator
Heating	Multi Units, Central
Cooling	Multi Units, Central Air, Ceiling Fan(s)
Stories	4 to 7 Story

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Interior Lot
Windows	Storm Window(s), Blinds
Roof	Clay Tiles/Slate
Foundation	Pillar/Post/Pier

School Information

Elementary	Global Learning Academy
Middle	WORKMAN
High	Pensacola

Additional Information

Zoning	City,Deed Restrictions
HOA Fees	26363
HOA Fees Freq.	Annually

Listing Details

Listing Office	Berkshire Hathaway Home Services PenFed Realty
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