

800 VIA DELUNA DR.

Pensacola Beach, Florida

PROPERTY DETAILS

- Lot size: 98 x 106 x 87 x 102
- Newly built: 2020
- Land lease: \$80
- 2025 taxes: \$14,721.41
- HVAC: 2020
- Gas water heater with electric backup
- Public water / Public sewer
- EXCEPTIONAL RENTAL INVESTMENT OPPORTUNITY WITHOUT RENT RESTRICTIONS!

INTERIOR

- Expansive open floor plan encompassing living/kitchen/dining
- White oak stairs
- Tulip poplar doors & trim
- Tongue & groove ceilings
- Water view from each bedroom
- Custom blinds & shades
- HVAC for each floor
- Iron custom railings

1ST FLOOR LIVING

- 4-panel sliding doors
- Balcony access
- Kitchenette
- Frigid Air stainless-steel microwave
- Frigid Air stainless-steel mini refrigerator
- Stainless-steel sink with disposal
- Built-in custom cabinets

1ST FLOOR BEDROOMS

- Gulf & Sound views
- Balcony access from every bedroom
- Recessed lighting
- Queen size beds
- Poplar tulip wood pocket doors
- Ample closet space

1ST FLOOR BATHS

- Gulf & Sound views
- Walk-in showers
- Sliding glass shower doors
- Rainfall shower heads
- Double vanities featuring cultured marble
- Porcelain tile
- Tiled bench seat
- 1st Floor laundry room (one of two laundry rooms in residence)
- Jack & Jill bath

KITCHEN/DINING AREA

- Stainless-steel double sink with disposal
- Custom-built maple cabinets
- Great counter space
- Stainless-steel Whynter wine cooler
- Stainless-steel ice maker
- Designer light fixtures
- Walk-in pantry
- Island with seating for seven
- Frigid Air built-in microwave
- 5-burner gas stove with Broan concealed vent
- Pop-up plugs
- 10' high-stretching ceilings
- Frigid Air stainless-steel gallery refrigerator
- Glass-tile backsplash with coastal hues

2ND FLOOR LIVING AREA

- 8 8ft multi-slide glass doors
- 25ft trussed ceilings
- Decorative tile
- Recessed lighting
- Adjustable cable LED lights
- Coastal vistas at every angle

2ND FLOOR PRIMARY SUITE

- Gulf & Sound views
- Balcony access
- Sliding tulip poplar pocket doors & trim
- Designer ceiling fans
- Tray ceiling

2ND FLOOR PRIMARY BATH

- Water closet with interior laundry room (one of two laundry rooms in residence)
- Soaking tub with views of the Sound
- Double vanities with cultured marble
- Transform window
- Rainfall shower heads
- Walk-in closet with custom built-in storage

TOP FLOOR

- Private Bedroom
- BRAND NEW FULL BATHROOM with stunning walk-in tiled shower
- Direct Gulf & Sound views
- Dual balcony access
- Make it your own! A game room, bunk suite or two more bedrooms!

EXTERIOR

- UPGRADED POOL FURNITURE
- Centrally located near beach access
- Direct Gulf & Sound views
- In-ground Gunitite heated pool installed by Blue Haven
- Hot tub large enough to accommodate 20 people
- Outdoor shower
- 3 Floors of wrap-around decks
- Exterior elevator on southeast side
- Architectural shingle & metal roof
- 3-car covered parking
- Additional parking up to 8 vehicles
- Circular driveway
- Impact doors, sliders, and windows
- Laminated timbers
- Downstairs storage
- Downstairs bathroom



Susan Carleton
Owner/Broker



