

# \$689,000 - 14178 River Rd A, Pensacola

MLS® #945813

## \$689,000

2 Bedroom, 3.00 Bathroom, 1,696 sqft  
Attached Single Unit on 0.00 Acres

Twin Isles, Pensacola, FL

Welcome to the epitome of coastal living at Twin Isles in Perdido Key! This exquisite 2-bedroom, 3-bath townhome, complete with boat & jet ski slips, offers a waterfront oasis boasting unparalleled views of Ole River & the Intracoastal Waterway. Renovated to perfection & freshly painted, this exclusive end-unit residence features an extended dining area with wetbar, wine cooler & icemaker, alongside a host of upgrades including a fully tiled walk-in shower in the first-floor bath, and a kitchen adorned with stainless steel appliances, countertops, backsplash, fixtures & customized underlighting. Additional enhancements such as the 200 amp electrical upgrade (2023), reinforced concrete beams, and custom built-in storage elevate the luxury. The expansive living area showcases an upgraded electric fireplace, providing the perfect ambiance to enjoy the panoramic water vistas. Head upstairs, where custom lighting is continuous with each step & your bedrooms conveniently located. Within the coastal abode, each bedroom boasts its own private en suite, a sanctuary where comfort and convenience intertwine seamlessly. The primary bedroom is extremely expansive in size, featuring built-in storage, three spacious closets, & windows that offer picturesque views of the water while welcoming the room with lots of natural light. Launch your watercrafts from your personal slips, one jet ski slip & one boat slip to accommodate an 18' boat, dive into the



adventures of Perdido Key's waters, or bask in your backyard oasis. With boat & trailer storage on-site, extra storage underneath, and an outdoor shower, every convenience is at your fingertips. Beach access, waterfront dog park, NAS Pensacola, fine dining & coastal hot spots are all within easy reach. Wind down your days with breathtaking sunsets from your extended deck or dock. Whether you seek a home or an investment, this coastal haven beckons. HOA dues are a mere \$1,000 annually. Don't miss your chance to claim this coastal gem!

Built in 1986

### **Essential Information**

MLS® #	945813
Price	\$689,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,696
Acres	0.00
Year Built	1986
Type	Attached Single Unit
Sub-Type	Attached Single Unit
Style	Townhouse
Status	Active

### **Community Information**

Address	14178 River Rd A
Area	Pensacola
Subdivision	Twin Isles
City	Pensacola
County	Escambia
State	FL
Zip Code	32507

### **Amenities**

Amenities	Beach, Dock, Pets Allowed, TV Cable Available, Waterfront, Fishing
Utilities	Public Sewer Available, Public Water Available, TV Cable Available
Water View	Intracoastal Waterway, River
Pool	Community, Private

### **Interior**

Interior Features	Breakfast Bar, Floor Hardwood, Floor Tile, Furnished - All, Washer/Dryer Hookup, Fireplace, Lighting Recessed, Shelving
Appliances	Dishwasher, Refrigerator, Stove/Oven Electric, Microwave
Heating	Heat: Central Electric
Cooling	A/C: Central Electric, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	2

### **Exterior**

Exterior	Siding Vinyl, Foundation Off Grade, Roof Dimensional Shingle
Roof	Roof Dimensional Shingle
Foundation	Siding Vinyl, Foundation Off Grade

### **School Information**

Elementary	Hellen Caro
Middle	Bailey
High	Escambia

### **Additional Information**

Zoning	Residential Single Family
HOA Fees	1000.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Pointe South
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