

# \$735,000 - 1005 N 16th Ave, Pensacola

MLS® #658391

## \$735,000

3 Bedroom, 3.00 Bathroom, 2,338 sqft  
Residential on 0 Acres

New City Tract, Pensacola, FL

Live the East Hill lifestyle, generate passive income, and have a guest cottage for friends and family. Centrally located, and the gateway to downtown and Pensacola beach, East Hill is one of the most desirable locations. This beautifully restored East Hill Victorian cottage combines timeless charm with modern updates. The main home is 2 bed / 2 bath along with a fully restored one-bedroom, one-bath cottage with separate access, utilities, and its own address. The meticulous restoration & renovation includes everything from a new roof to hurricane impact windows, preserving its character while enhancing functionality. Highlights include a fully updated kitchen and baths, 12' ceilings, restored and new flooring, and a complete overhaul of electrical, plumbing, and HVAC systems. Both structures offer efficiency ratings and advanced hurricane protections that make this a rare find in today's market. Quality and care are evident throughout.

Built in 1908

## Essential Information

MLS® #	658391
Price	\$735,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,338



Acres	0.18
Year Built	1908
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Active

### Community Information

Address	1005 N 16th Ave
Subdivision	New City Tract
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32501

### Amenities

Parking Spaces	4
Parking	Driveway, Guest
Has Pool	Yes
Pool	None

### Interior

Interior Features	Sun Room, Office/Study
Appliances	Tankless Water Heater/Gas, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater
Heating	Central
Cooling	Heat Pump, Ceiling Fan(s)
# of Stories	1
Stories	One

### Exterior

Exterior Features	Rain Gutters
Lot Description	Central Access
Windows	Double Pane Windows
Roof	Shingle, Gable, Hip
Foundation	Off Grade

### School Information

Elementary	Oj Semmes
Middle	WORKMAN
High	Pensacola

**Additional Information**

Zoning	City
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**Listing Details**

Listing Office	Levin Rinke Realty
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