

# \$280,000 - 201 Brown Rd, Pensacola

MLS® #664063

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## \$280,000

2 Bedroom, 1.00 Bathroom, 1,045 sqft  
Residential on 0 Acres

Navy Point, Pensacola, FL

This is Navy Point. \*\*Expansive Corner Lot at This Charming Salty Retreat!\*\* Park your boat in your driveway. NO HOA!! Recently updated in 2023, this home features an open-concept layout that seamlessly connects the cozy living room complete with a fireplace to a stunning kitchen, equipped with a beautiful Granite island featuring its own sink and all stainless steel appliances. Step through the sliding glass door in the kitchen to a lovely patio, perfect for sipping your morning coffee or unwinding with a margarita while enjoying the vast backyard scenery. The generous space offers ample room for a pool and includes a 10'x20' shed, which could easily be transformed into a craftsman's workshop or additional storage. Storage is fully wired with window A/C unit. You'll also find plenty of space for your boat or golf cart. Don't miss out on this fantastic opportunity! Also, this house has been encapsulated underneath over the past 6 months. You have a front row seat to the Blue Angels aerial stunts! Near this location you will find Boat Docks, Play Ground, Sandy Beach & numerous shaded walking trails along the water front.

Development facilities include Public Boat Launch, Public Beach Access, Dock, Pier, Picnic Area, Playground and RV/Boat Parking. Enjoy Fishing, Kayaking, and Paddleboarding. There are also Paved Trails along the water to enjoy walking and biking. Great Location! Close to Shopping, Restaurants and minutes from Downtown Pensacola and Entertainment.



Built in 1945

Essential Information

MLS® #	664063
Price	\$280,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,045
Acres	0.30
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	201 Brown Rd
Subdivision	Navy Point
City	Pensacola
County	Escambia - FL
State	FL
Zip Code	32507

Amenities

Utilities	Cable Available
Parking	Driveway
Has Pool	Yes
Pool	None

Interior

Interior Features	Baseboards, Ceiling Fan(s), High Speed Internet
Appliances	Electric Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Stories	Ground Floor

Exterior

Lot Description	Corner Lot
Windows	Blinds
Roof	Composition
Foundation	Pillar/Post/Pier

### **School Information**

Elementary	Navy Point
Middle	BAILEY
High	Pensacola

### **Additional Information**

Zoning	Res Single
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### **Listing Details**

Listing Office	Antonetti Investment Realty Llc
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