

\$795,000 - 13840 River Rd #104, Perdido Key

MLS® #666451

\$795,000

4 Bedroom, 3.00 Bathroom, 2,005 sqft
Residential on 4 Acres

River Colony Condominiums, Perdido Key, FL

Welcome to River Colony! Your Perfect Island Retreat Along Perdido Key's Intracoastal Waterway! Discover a rare opportunity to own in River Colony, a serene, low-density waterfront community where just 12 Homeowners enjoy 200 feet private shoreline with a beach, pool, dock, & pier. Tucked beneath swaying palms, oaks, & magnolias, this exclusive enclave captures the timeless appeal of Old Florida charm - offering not just a home, but a lifestyle. This Ground Floor End-Unit Residence offers unmatched privacy, convenient access & stunning panoramic views of the Intracoastal Waterway & passing boat traffic, visible from the primary suite, guest bedroom, kitchen, dining area, living area, & 3 outdoor patios, which are perfect for relaxing with a beverage as the sun sets over the water. Designed for effortless entertaining, the open floor plan features a chef's kitchen with beautiful cabinetry, stone countertops, stainless steel appliances, custom walk-in pantry with all wood shelving, & an oversized eat-in bar. The primary suite features its own private patio access, while the en-suite guest bedroom also includes its own private patio providing both privacy & comfort. The 2 additional bedrooms provide spacious retreats for all of your guests. A deeded oversized garage, a rare island find, offers room for a vehicle, watercraft, & additional storage. Owners enjoy peaceful, residential-style living with a minimum 1-year rental policy, preserving the quiet charm of the community.



Spend your days swimming, fishing, or boating from the private dock & pier, or take a dip in the pool designed for both laps & leisure. Located just minutes from local favorites like Sunset Grill & Oyster Bar, Holiday Harbor Marina, Perdido Key Dog Park, Lost Key Golf Course, & more - you are perfectly positioned to enjoy all that island living has to offer!

Built in 2006

Essential Information

MLS® #	666451
Price	\$795,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,005
Acres	3.65
Year Built	2006
Type	Residential
Sub-Type	Condo
Style	Contemporary
Status	Active

Community Information

Address	13840 River Rd #104
Subdivision	River Colony Condominiums
City	Perdido Key
County	Escambia - FL
State	FL
Zip Code	32507

Amenities

Utilities	Cable Available
Parking Spaces	1
Parking	Garage, 1 Space/Unit, Guest, Parking Lot
Garage Spaces	1
Is Waterfront	Yes

Waterfront	Intracoastal Waterway, Waterfront, Beach Access, Deed Access, Pier
Has Pool	Yes
Pool	Gunite, In Ground

Interior

Interior Features	Storage, Baseboards, Ceiling Fan(s), Chair Rail, Crown Molding, Recessed Lighting
Appliances	Electric Water Heater, Built In Microwave, Dishwasher, Disposal, Freezer, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One, Ground Floor

Exterior

Exterior Features	Barbecue
Lot Description	Corner Lot
Windows	Double Pane Windows, Blinds, Drapes, Drapery Rods
Roof	Shingle
Foundation	Slab

School Information

Elementary	Hellen Caro
Middle	BAILEY
High	Escambia

Additional Information

Zoning	Res Multi
--------	-----------

Listing Details

Listing Office	Wise Living Real Estate, Llc
----------------	------------------------------

Copyright© 2025 by the Multiple Listing Service of the Pensacola Association of REALTORS®. This information is believed to be accurate but is not guaranteed. Subject to verification by all parties. This data is copyrighted and may not be transmitted, retransmitted, copied, framed, repurposed, or altered in any way for any other site, individual and/or purpose without the express written permission of the Multiple Listing Service of the Pensacola Association of REALTORS®. Florida recognizes single and transaction agency relationships. Information Deemed Reliable But Not Guaranteed. Any use of search facilities of data on this site, other than by a consumer looking to purchase real estate, is prohibited.