

# \$675,000 - 10195 Bittern Drive, Pensacola

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MLS® #995294

**\$675,000**

3 Bedroom, 3.00 Bathroom, 3,333 sqft

Detached Single Family on 0.70 Acres

HERONS FOREST, Pensacola, FL

Welcome to this absolutely stunning 3-bedroom, 3-full-bath residence situated on a rare double lot in the highly desirable, gated community of Heron's Forest. Nestled among majestic oak trees, this luxurious home offers the perfect blend of elegance, privacy, and convenience. Step inside to an inviting open-concept living space filled with natural light from expansive windows and soaring ceilings. The spacious great room is anchored by a cozy fireplace featuring a striking custom copper hood – a sophisticated focal point that adds warmth and character. The gourmet kitchen is a chef's dream, complete with stainless steel appliances and its own custom copper hood, completing the common area of this entertainer's dream home. Each of the three bedrooms includes a private full bath, creating a

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this entertainer's dream home. Each of the three bedrooms includes a private full bath, creating a comfortable retreat for both residents and guests. Designed for both everyday living and entertaining, the home offers seamless indoor-outdoor flow. (3rd bedroom currently used as study/lounge--armoire will convey). Also, a spacious laundry/utility room, massive 2-car garage with ample parking space in the driveway offer convenience. Outside, enjoy breathtaking views of the beautifully landscaped yard with mature trees and lush vegetation, all enhanced by the added space and privacy of a double lot. Residents of the gated Heron's Forest community enjoy exceptional amenities, including a large community pool, tennis courts, scenic walking trails, and access to Trout Point Nature Preserve with a trail leading to the Intracoastal Waterway. Located just two minutes from NAS Pensacola, home of the Blue Angels, and only minutes from shopping, dining, and the sugar-white sands of Perdido Key, this home offers a rare opportunity to enjoy a tranquil, nature-filled lifestyle without sacrificing convenience. Low rate assumable VA Loan. Seller will provide new roof ahead of closing with acceptable offer. This is luxury living at its finest. Peaceful, private, and perfectly located.

Built in 1999

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | 995294    |
| Sold Price     | \$675,000 |
| List Price     | \$699,999 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 3,333     |
| Acres          | 0.70      |

|            |                        |
|------------|------------------------|
| Year Built | 1999                   |
| Type       | Detached Single Family |
| Sub-Type   | Detached Single Family |
| Style      | Traditional            |
| Status     | Sold                   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10195 Bittern Drive  |
| Area        | 08 - Escambia County |
| Subdivision | HERONS FOREST        |
| City        | Pensacola            |
| County      | Escambia             |
| State       | FL                   |
| Zip Code    | 32507                |

### Amenities

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
| Utilities    | Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable |
| Parking      | Garage Door Opener                                                   |
| # of Garages | 2                                                                    |

### Interior

|                   |                                                                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Bookcases, Crown Molding, Tray Ceiling(s), Fireplace, Fireplace 2+, Kitchen Island, Recessed Lighting, Track Lighting, Pantry, Pull Down Stairs, Shelving, Split Bedroom, Washer/Dryer Hookup, Wet Bar, Woodwork Painted, Natural Woodwork |
| Appliances        | Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Electric Water Heater                                                                                                                                                                               |
| Heating           | Geothermal, Heat Pump, Gas - Natural                                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                       |
| Fireplaces        | Fireplace Gas                                                                                                                                                                                                                                             |
| # of Stories      | 1                                                                                                                                                                                                                                                         |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Columns, Hurricane Shutters, Lawn Pump, Sprinkler System, Rain Gutters |
| Lot Description   | Cul-De-Sac, See Remarks                                                |
| Windows           | Window Treatments                                                      |
| Roof              | Composite Shngl                                                        |
| Construction      | Frame, Stucco                                                          |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Pleasant Grove |
| Middle     | Bailey         |
| High       | Escambia       |

**Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 212                 |
| Zoning          | Resid Single Family |

**Listing Details**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Listing Office | Better Homes and Gardens Real Estate Main Street Properties |
|----------------|-------------------------------------------------------------|

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