

\$2,750,000 - 1311 Ariola Drive, Pensacola Beach

MLS® #966886

\$2,750,000

7 Bedroom, 9.00 Bathroom, 4,624 sqft

Detached Single Family on 0.30 Acres

VILLA SEGUNDA, Pensacola Beach, FL

Welcome to this breathtaking 7-bedroom, 8.5-bathroom coastal oasis, offering 4,624 sq. ft. of elegant living space and Gulf-front views. Situated on a large gulf view lot, this home is the perfect blend of elegance and comfort, with thoughtful upgrades throughout and multiple areas to unwind and entertain. Enjoy the gulf breeze from one of the home's large decks, both front and back, designed for outdoor living and stunning water views. With over \$277,000 on the books for 2025 rental income. Welcome to this breathtaking 7-bedroom, 8.5-bathroom coastal oasis, offering 4,624 sq. ft. of elegant living space and Gulf-front views. Situated on a large gulf view lot, this home is the perfect blend of elegance and comfort, with thoughtful upgrades throughout and multiple areas to unwind and entertain. Enjoy the gulf breeze from one of the home's large decks, both front and back, designed for outdoor living and stunning water views. Off the balcony is a spacious, open-concept design which features a generous living space flowing into a large expansive kitchen, ideal for both daily living and hosting guests. The kitchen boasts sleek quartz countertops, updated cabinets, and plenty of seating space. On the main level there are four large bedrooms, including the Gulf Front master. All feature en-suite bathrooms and large walk-in closets. There is a half bath located right off the back deck for ease of access from the pool area and a large laundry room with additional storage and



fridge. Upstairs includes another large second living space and the remaining three bedrooms and four full baths featuring updated bathrooms and newly renovated spaces. Also included upstairs are three separate cozy cubby bedrooms that are ideal for guests or versatile use. With many additional features and upgrades including a new pool liner, new natural gas pool heater, new exterior HVAC units, new hot water heaters, metal roof, fully furnished, ext. The exterior of the property features an oversized carport and large paver driveway which can host up to 15 cars and host large events for additional use or income opportunities. Maximizing the use of space, this property is a top-tier vacation rental, consistently grossing over \$225,000 annually, offering a lucrative investment opportunity. Rental revenue for 2025 is expected to be over \$300,000 with currently \$277,000 on the books. This rare gem is truly a one-of-a-kind opportunity for both private living or as a profitable rental.

Built in 2011

Essential Information

MLS® #	966886
Sold Price	\$2,750,000
List Price	\$2,925,000
Bedrooms	7
Bathrooms	9.00
Full Baths	8
Half Baths	1
Square Footage	4,624
Acres	0.30
Year Built	2011
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	1311 Ariola Drive
Area	11 - Navarre/Gulf Breeze
Subdivision	VILLA SEGUNDA
City	Pensacola Beach
County	Escambia
State	FL
Zip Code	32561

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Carport, Covered
View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Kitchen Island, Recessed Lighting, Newly Painted, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central, Gas - Natural
Cooling	Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Balcony, Private Yard, Pavillion/Gazebo, Pool - Vinyl Liner, Outdoor Shower, Rain Gutters
Lot Description	Interior Lot, Survey Available
Windows	Double Pane Windows, Window Treatments
Construction	Siding CmntFbrHrdBrd

School Information

Elementary	Pensacola Beach
Middle	Gulf Breeze
High	Gulf Breeze

Additional Information

Days on Website	600
Zoning	Resid Single Family

Listing Details

Listing Office Paradise Coastal Realty Inc

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved.

Listing information last updated on September 13th, 2026 at 1:37pm CDT