

\$430,000 - 16144 Innerarity Point Road, Pensacola

MLS® #998437

\$430,000

2 Bedroom, 3.00 Bathroom, 1,333 sqft
Townhouse

Innerarity Point Phase II, Pensacola, FL

Wake up to sweeping views of Perdido Bay and the Inter coastal Waterway from this beautifully furnished 2023, 2-bedroom, 2.5-bathroom townhome located in Innerarity Point Phase II. Offered turnkey and move-in ready, this property is ideal as a primary residence, vacation home, or income-producing investment with short-term rentals permitted. This bright and open floor plan offers a well-equipped kitchen overlooking the living and dining areas. The kitchen is appointed with stainless steel appliances, white quartz countertops, white cabinetry, bar seating, and luxury vinyl plank flooring throughout, creating a clean, relaxed coastal aesthetic. Private balconies on each level allow you to fully enjoy the surrounding waterfront scenery and coastal breezes. Start your morning with coffee while watching dolphins swim nearby, spend the afternoon kayaking or paddleboarding from the community bay access, and relax in the evening with stunning sunset views. The spacious primary suite features double sliding glass doors leading to a private balcony, filling the space with natural light. The en-suite bathroom offers dual vanities and generous closet space for comfort and functionality. On the ground level, you'll find a covered carport and additional storage, perfect for beach gear, kayaks, and outdoor equipment. Residents of Innerarity Point enjoy a collection of resort-style amenities including a waterfront community pool, fitness center, private pier for



fishing and boating, bay access with a beach area for your water sports, and multiple dog parks. Pristine landscaping is included in the HOA, making ownership easy and low maintenance. For boating enthusiasts, boat slip may also be available for purchase, offering the ultimate coastal lifestyle. Conveniently located a few miles from Perdido Key beaches and Gulf Island National Sea Shores. Come experience the views, the breeze, and the relaxed coastal lifestyle this residence has to offer.

Built in 2023

Essential Information

MLS® #	998437
Sold Price	\$430,000
List Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,333
Year Built	2023
Type	Townhouse
Sub-Type	Townhouse
Style	Townhome
Status	Sold

Community Information

Address	16144 Innerarity Point Road
Area	08 - Escambia County
Subdivision	Innerarity Point Phase II
City	Pensacola
County	Escambia
State	FL
Zip Code	32507

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Attached Carport, Deeded, Guest
View	Bay
Is Waterfront	Yes
Waterfront	Bay, Waterfront

Interior

Interior Features	Breakfast Bar, Recessed Lighting, Newly Painted, Owner's Closet, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Outdoor Shower
Lot Description	Covenants, Easements, Flood Insurance Req, Irregular Lot, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Trim Wood, Siding CmntFbrHrdBrd
Foundation	Foundation On Piling

School Information

Elementary	Hellen Caro
Middle	Bailey
High	Escambia

Additional Information

Days on Website	178
Zoning	Resid Multi-Family

Listing Details

Listing Office	Levin Rinke Realty
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