

\$900,000 - 1671 Bulevar Menor, Pensacola Beach

MLS® #993657

\$900,000

4 Bedroom, 5.00 Bathroom, 2,100 sqft

Townhouse on 0.10 Acres

Santa Rosa Villas Townhomes, Pensacola Beach, FL

Perfectly positioned along the tranquil waters of the Santa Rosa Sound, 1671 Bulevar Menor offers an exceptional blend of refined coastal living and effortless access to everything that makes Pensacola Beach so desirable. This waterfront end-unit townhome is equally well suited as a primary residence, second home, or income-producing vacation rental.

Completely taken down to the studs and renovated by the previous owner, the home showcases updates throughout while maintaining a relaxed coastal elegance. Spanning 2,100 square feet, the residence features four bedrooms and four-and-a-half baths, with a light-filled layout designed to maximize comfort and water views. The spacious primary suite includes a walk-in closet and a remodeled bath with tiled shower/tub combination, double vanity and modern finishes. Outdoor living is where this property truly shines. With 33 feet of waterfront on the Santa Rosa Sound, a 50-foot private dock, and a large waterfront deck, the setting is ideal for boating, paddleboarding, or simply enjoying the area's renowned sunsets. A modern seawall with riprap adds durability and peace of mind.

Practical upgrades include the roof and HVAC system installed in 2019 and a tankless water heater (2015). The home is offered furnished and turnkey, with strong vacation rental projected annual income of \$75,000-\$80,000. HOA fees remain refreshingly low at \$268 per



quarter!

Just a five-minute walk to the Gulf of Mexico, the property offers easy access to white-sand beaches, while nearby amenities include dining, shopping, live music, and the convenience of the free beach trolley stopping just steps away. Walk to the newly opened The Local for fresh sandwiches, groceries, and daily essentials. Enjoy golf-cart friendly streets, A-rated schools and friendly neighbors. This is a property that invites you to slow down, spend more time on the water, and experience Pensacola Beach the way it was meant to be lived.

Built in 1972

Essential Information

MLS® #	993657
Sold Price	\$900,000
List Price	\$925,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,100
Acres	0.10
Year Built	1972
Type	Townhouse
Sub-Type	Townhouse
Style	Contemporary
Status	Sold

Community Information

Address	1671 Bulevar Menor
Area	08 - Escambia County
Subdivision	Santa Rosa Villas Townhomes
City	Pensacola Beach
County	Escambia
State	FL

Zip Code	32561
----------	-------

Amenities

Utilities	Public Sewer, Public Water
# of Garages	2
View	Intracoastal Waterwy, Sound
Is Waterfront	Yes
Waterfront	Intracoastal Wtrwy, Sound

Interior

Interior Features	Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Tankless Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Dock, Rain Gutters
Lot Description	Corner Lot, Covenants, Flood Insurance Req, Survey Available
Windows	Window Treatments
Construction	Block, Foundation Stilts, Wood Siding

School Information

Elementary	Pensacola Beach
Middle	Gulf Breeze
High	Gulf Breeze

Additional Information

Days on Website	233
Zoning	Resid Single Family
HOA Fees	268
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Keller Williams Realty Gulf Coast
----------------	-----------------------------------

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 1:22pm CDT