

# \$185,000 - 2308 Shoal Creek Drive Drive, Pensacola

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MLS® #986867

## \$185,000

2 Bedroom, 2.00 Bathroom, 1,234 sqft

Townhouse on 0.08 Acres

SHOAL CREEK VILLAS, Pensacola, FL

This home comes with a home warranty!  
This lovely owner-occupied cottage style home boasts a brand new \$15k custom kitchen with granite countertops and large farmhouse porcelain sink. The raised ceilings and open concept feels very spacious and is ideal for entertaining. Step outside to your covered patio that looks out on the fully fenced backyard with storage shed.

The master bedroom is as large as the living room with a large walk in closet and attached master bath.

Enjoy the gas fireplace on cold days. Ideal if the power goes out.

The roof is only three yrs. old.

HVAC 2018. Gas water heater 2021.

Gas heat & water saves on utilities.

Comes with a termite bond & pest treatment.

Owners will share updated survey for closing.



Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 986867    |
| Sold Price     | \$185,000 |
| List Price     | \$189,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,234     |
| Acres          | 0.08      |

|            |           |
|------------|-----------|
| Year Built | 1996      |
| Type       | Townhouse |
| Sub-Type   | Townhouse |
| Style      | Duplex    |
| Status     | Sold      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2308 Shoal Creek Drive Drive |
| Area        | 08 - Escambia County         |
| Subdivision | SHOAL CREEK VILLAS           |
| City        | Pensacola                    |
| County      | Escambia                     |
| State       | FL                           |
| Zip Code    | 32514                        |

### **Amenities**

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Playground                                                    |
| Utilities | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Vaulted Ceiling(s), Newly Painted, Split Bedroom, Washer/Dryer Hookup |
| Appliances        | Dishwasher, Disposal, Microwave, Gas Water Heater                                    |
| Heating           | Natural Gas, Gas - Natural                                                           |
| Cooling           | Central Air                                                                          |
| Fireplace         | Yes                                                                                  |
| Fireplaces        | Fireplace Gas                                                                        |
| # of Stories      | 1                                                                                    |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard, Rain Gutters            |
| Lot Description   | Covenants, Dead End, Survey Available |
| Windows           | Window Treatments                     |
| Roof              | Shingle                               |
| Construction      | Frame, Siding Vinyl, Trim Vinyl       |
| Foundation        | Slab                                  |

### **School Information**

|            |            |
|------------|------------|
| Elementary | Ferry Pass |
|------------|------------|

|        |             |
|--------|-------------|
| Middle | Ferry Pass  |
| High   | Pine Forest |

**Additional Information**

|                 |                     |
|-----------------|---------------------|
| Days on Website | 344                 |
| Zoning          | Resid Single Family |
| HOA Fees        | 150                 |
| HOA Fees Freq.  | Annually            |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Black Dog Realty Group LLC |
|----------------|----------------------------|

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Listing information last updated on September 13th, 2026 at 2:07pm CDT