

\$460,000 - 2444 Bowling Green Way, Cantonment

MLS® #992450

\$460,000

4 Bedroom, 3.00 Bathroom, 2,807 sqft

Detached Single Family on 0.35 Acres

Glenmoor Trail, Cantonment, FL

Welcome home to this beautifully maintained 4-bedroom, 3-bath residence with a dedicated office, spacious living room, and formal dining area, all showcasing true pride of ownership. From the pristine landscaping to the thoughtfully designed interior, this home stands out as one of the neighborhood's finest.

Located in the desirable Glenmoor Trail community, this home is just minutes from the Navy Federal Complex, a short drive to Naval Air Station Pensacola, and convenient to the world-famous Pensacola beaches. An open and inviting floorplan offers abundant space for both everyday living and entertaining.

Recent updates include new vinyl plank wood flooring in the foyer, dining room, office, and hallway, with plush carpeting in all bedrooms. The kitchen has been refreshed with newly refinished cabinets and comes fully equipped with all appliances conveying, including two refrigerators.

The foyer welcomes you into the expansive great room featuring a tray ceiling, gas fireplace, and recessed lighting perfect for relaxing or hosting guests. Just off the foyer, you'll find the private office and elegant formal dining room. The split floorplan provides added privacy, with a serene primary suite offering a tray ceiling, walk-in closet, and ensuite bath with double vanities. A guest bedroom at the front of the home includes its own private bath,



while two additional bedrooms on the opposite side share a full bath.

Step outside to a shaded backyard oasis complete with a screened lanai and a beautiful freshwater pool, featuring a new liner and updated pump ideal for those warm summer days. An outdoor storage building on a concrete slab provides extra space, and additional upgrades include a whole-house natural gas generator and impact-resistant windows for peace of mind during inclement weather.

This exceptional home offers comfort, functionality, and location don't miss the opportunity to make it yours.
Updates & Systems: Roof 2021, Pool Pump 2021, Generator and Shed 2022, HVAC 2023 - Impact resistant windows 2023, Flooring and pool liner 2024.

Built in 2003

Essential Information

MLS® #	992450
Sold Price	\$460,000
List Price	\$469,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,807
Acres	0.35
Year Built	2003
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

Community Information

Address	2444 Bowling Green Way
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Area	08 - Escambia County
Subdivision	Glenmoor Trail
City	Cantonment
County	Escambia
State	FL
Zip Code	32533

Amenities

Utilities	Electric, Public Sewer, Public Water
Parking	Garage
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Vaulted Ceiling(s), Kitchen Island, Pantry, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Gas Water Heater
Heating	Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Fireplace Gas
# of Stories	1

Exterior

Exterior Features	Private Yard, Hurricane Shutters, Sprinkler System, Yard Building
Lot Description	Level
Construction	Brick

School Information

Elementary	Kingsfield
Middle	Ransom
High	Tate

Additional Information

Days on Website	248
Zoning	Resid Single Family
HOA Fees	350
HOA Fees Freq.	Annually

Listing Details

Listing Office

Realty ONE Group Emerald Coast

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