

\$859,900 - 2 Portofino Drive 606, Pensacola Beach

MLS® #1004108

\$859,900

2 Bedroom, 3.00 Bathroom, 1,333 sqft
Condominium

PORTOFINO, Pensacola Beach, FL

Updated, turnkey 2-bedroom, 2.5-bath condo in Tower 2 at Portofino Island Resort & Spa! Redone in 2023 with a sophisticated coastal palette, this residence offers breathtaking Gulf views and an incredible opportunity as a primary residence, second home, or investment property. The unit has grossed over \$109,000 in the past 2 years and rental projections estimated at \$69K/year. Inside, you'll find thoughtful upgrades throughout, including tile flooring throughout the entire condo, a 2021 HVAC system, and 2021 water heater. The showstopping kitchen features custom cabinetry with a built-in wine rack, stainless steel appliances, and a striking quartz waterfall countertop. The spacious open-concept layout offers room for both dining and entertaining, complete with a breakfast bar for additional seating. In the living room, a textured tile accent wall creates a calming focal point while sliding glass doors frame stunning Gulf views and lead to the expansive covered balcony measuring approximately 27'6" x 6'2". The bright and airy primary suite offers direct balcony access along with three closets, including an owner's closet. The primary bathroom has been beautifully renovated with a coastal-inspired blue tiled walk-in shower expanding to a full-wall backsplash above the double quartz vanity. The guest bedroom also enjoys direct balcony access and its own en suite bathroom with a tub/shower combo. Additional features include a stylish half bath with modern



wallpaper, a convenient laundry closet, an assigned parking space, and a private storage area. Portofino Island Resort & Spa offers unmatched amenities, including direct access to both the Gulf and Santa Rosa Sound, multiple pools and spas, a full-service spa, state-of-the-art fitness center, tennis courts, on-site dining, and beautifully maintained grounds surrounded by natural beauty. Enjoy resort-style living while being just minutes from all the dining, entertainment, and attractions Pensacola Beach has to offer!

Built in 2003

Essential Information

MLS® #	1004108
Price	\$859,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,333
Year Built	2003
Type	Condominium
Sub-Type	Condominium
Style	N/A
Status	Active

Community Information

Address	2 Portofino Drive 606
Area	08 - Escambia County
Subdivision	PORTOFINO
City	Pensacola Beach
County	Escambia
State	FL
Zip Code	32561

Amenities

Utilities	Electric, Public Sewer, Public Water, TV Cable
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Parking	Deeded
View	Gulf, Intracoastal Waterwy
Is Waterfront	Yes
Waterfront	Gulf, Intracoastal Wtrwy
Water View	Gulf, Intracoastal Waterwy

Interior

Interior Features	Breakfast Bar, Vaulted Ceiling(s), Recessed Lighting, Owner's Closet, Split Bedroom, Wallpaper, Washer/Dryer Hookup
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air, Ceiling Fan(s)

Exterior

Exterior Features	Balcony
Windows	Double Pane Windows, Window Treatments
Roof	Flat
Construction	Concrete, Foundation Off Grade, Stucco

School Information

Elementary	Suter
Middle	Workman
High	Pensacola

Listing Details

Listing Office	Keller Williams Realty Gulf Coast
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