



# 431 Vancouver St

431 Vancouver St, Pensacola, FL, 32507-3302

\$ 646,500



3



2



SQ. FT.

3,006



SQ. FT.

14,520



566713

## DONNA GALLEGOS

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Price Reduction, One Owner Mediterranean style, beautiful layout with modern aesthetic & Magnificent Views! Architectural Shingle Roof and Extremely Energy Efficient with well over 4500 sq ft under roof and approx..3006 sq. ft. heated and cooled with New HVAC Unit, well insulated walls and 10 ft ceilings, The huge Air Conditioned Garage/Shop extends the length of the 2nd floor, with concrete columns, Rebar and 7 inch thick Brick, with 17 Weather Shield perfectly placed windows for maximum views. Outside the Garage you have a covered porch with Stunning 3 Gas solid copper Bevolo Lights. The 2nd floor has Crown Molding throughout, a Master Suite with Sitting Area, Walk-in Closet and French Doors leading out to the beautiful New Orleans Style Veranda overlooking Bayou Grande, the Pier, Boat house and Lift complete with water and power and Commercial Grade permitted Seawall. Master Bath has a large walk-in separate shower, Cast Iron Tub and Separate toilet room. Kitchen has tons of storage, Oversized Walk-in Pantry with Custom Built Shelving built from 100 yr old Repurposed Oak & Chestnut Church Pews. Stainless Steel Appliances and Unique Natural Kilimanjaro Granite Countertops. Moveable Breakfast Bar/Island. There are 2 additional Spacious Bedrooms with large closets, Guest Bath and a Half Bath. Kitchen overlooks the Living Room that lead to French Doors and out to the back Veranda. There is a cozy Study where you can relax and watch the Boats, Birds, wildlife and the Esteemed Navy Blue Angels outside your window or have friends over, entertain and relax & watch from the beautiful Veranda. The large Heated and Cooled Top Floor is a blank palette to use as you wish, sheet rocked/painted with ¾ plywood flooring. Engineered Trusses designed to support full width of the home without wall support for 2nd floor Design changes. Tucked away, less than 5 minutes to NAS Pensacola, Fla. 7 min. to Downtown, short drive to Perdido Key

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