



12329 Ailanthus Drive



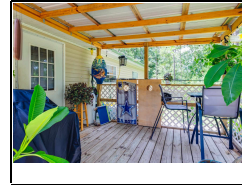
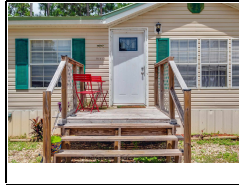
**List Office:**  
POINTE SOUTH

## MLS Client View - Residential

**MLS #** 649297  
**Type** MANUFACTURED/MOBILE  
**Status** Active  
**Address** 12329 AILANTHUS DR  
**Unit #**  
**City** PENSACOLA  
**State** FL  
**Zip** 32506  
**County** ESCAMBIA

**List Price \$** \$229,900  
**Sales Price**  
**Approx Main Sqft** 1,452  
**Approx Detached Sqft**  
**# Bedrooms** 3  
**# Full Baths** 2  
**# Half Baths** 0  
**Year Built** 2000  
**CONSTRUCTION STATUS** RESALE

## Additional Photos



## Property Description

Here's your chance to live minutes from the lovely beaches of the Gulf Coast! Cute 3/2 located on a canal to give you that extra touch... This renovated home has been well taken care of. Its perfect for anyone who loves the outdoors since Tarklin Bayou and State park is right down the road. As you enter, you will notice the high ceilings and stone fireplace with open floor plan. To the right is the large master bedroom with huge walk in closet and spacious bathroom with garden tub. Perfect for soaking away stress. The kitchen is open with plenty of cabinet space, a gorgeous view of the canal and boasts newer appliances. Down the hall are 2 bedrooms and a full bath. Perfect for guests! With NO HOA, the possibilities are endless. Ask about owner financing!

## Property Features

### CERTIFICATION

**CONSTRUCTION** MODULAR

**COOLING** CENTRAL ELECTRIC

**DESIGN** 1 STORY

### DEV FACILITY

**DINING TYPE** EAT-IN KITCHEN, FORMAL DINING ROOM

**ELECTRICAL** CIRCUIT BREAKER

**EXTERIOR** BACKYARD FENCE, PRIVACY FENCE, COVERED DECK

**FEES INCLUDE** NONE

**FINANCING** CASH, CONVENTIONAL, FHA, OWNER

**FLOORS** W/W CARPET, WOOD LAMINATE

**HOME WARRANTY** NEGOTIABLE

**INTERIOR** ALL BLINDS, CABLE AVAILABLE, CATHEDRAL

**KITCHEN FEATURES** BUILT-IN MICROWAVE, DISHWASHER, LAMINATE

**MASTER BATH** DOUBLE VANITY, GARDEN TUB, SEPARATE SHOWER

**MASTER BEDROOM** WALK-IN CLOSET

**MISC EQUIPMENT** SMOKE DETECTOR

**OCCUPANCY** AT CLOSING

**POOL** NONE

**ROOF** METAL

**SIDING** VINYL SIDING

**STYLE** MOBILE/MNFTD HOME

**WATER HEATER** ELECTRIC

**WATER/SEWER** PUBLIC SEWER, PUBLIC WATER



For More Information Contact:

**SHARI L RABON**

**Agent Phone:** CELL: 850-291-3543  
sharirabon@yahoo.com



## General

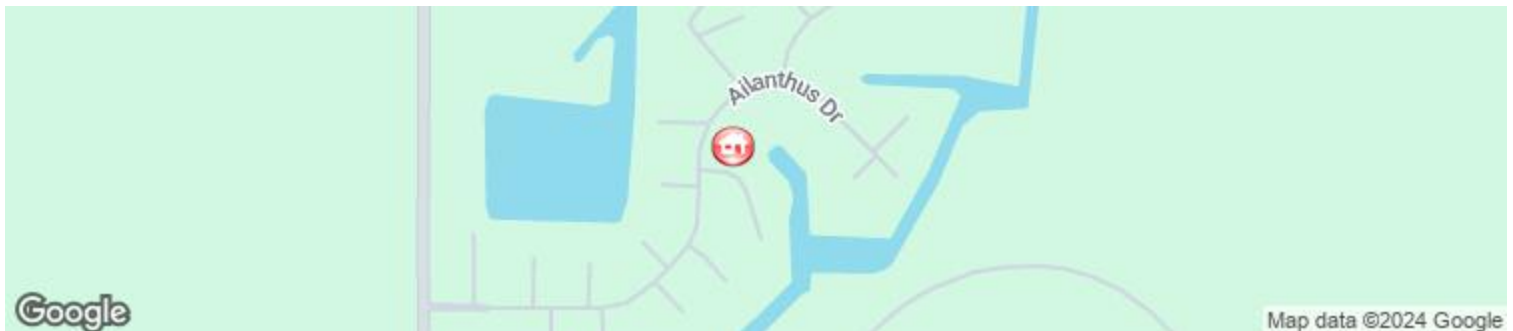
<b>Subdivision</b>	WILDWOOD L	<b>ROAD MAINTENANCE</b>	COUNTY, PRIVATE
<b>Project Name</b>		<b>WATERFRONT</b>	CREEK/STREAM
<b>Parcel #</b>	27-2S-31-2100-065-002	<b>WATER FEATURE</b>	NATURAL
<b>Elementary School</b>	HELLEN CAR	<b>WATERVIEW</b>	CREEK/STREAM VIEW
<b>Middle School</b>	BAILEY	<b>Water Frontage</b>	
<b>Intermediate School</b>		<b>Legal Description</b>	COMMENCE AT THE SOUTHWEST CORNER OF
<b>High School</b>	ESCAMBIA	<b>Assignment of Interest</b>	N
<b>Parking Spaces</b>	4	<b>Assn</b>	NONE
<b>PARKING</b>	FRONT ENTRANCE	<b>Assoc Fee (per year)</b>	
<b>Acreage</b>	0.220000	<b>Homestead</b>	Y
<b>Lot Size</b>	9583	<b>Land Lease</b>	
<b>LOT LOCATION</b>	UNPAVED ROAD	<b>Lease Expire Date</b>	
<b>ZONING</b>	MIXED RESIDENTIAL SUBDIV	<b>Sale Subject to Lease</b>	N
		<b>Monthly Rent</b>	

## Room Information

## Directions

<u>ROOM</u>	<u>DIMENSIONS</u>	<u>LEVEL</u>
Bedrm: Master	15 x 18	1
Bedrm: Addtnl	15x 13	1
Bedrm: Addtnl	15 x 12	1

Headed South on Bauer Road, take a right into Wildwood Lakes. Go around the curve and look on the right for a mailbox that says 12329. Turn right. The home will be the first on the left.



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