



Welcome Home!



**List Office:**  
POINTE SOUTH

## MLS Client View - Residential

**MLS #** 651091  
**Type** RES DETACHED  
**Status** Active  
**Address** 1419 WILSON AVE  
**Unit #**  
**City** PENSACOLA  
**State** FL  
**Zip** 32507  
**County** ESCAMBIA

**List Price \$** \$259,000  
**Sales Price**  
**Approx Main Sqft** 1,310  
**Approx Detached Sqft** 280  
**# Bedrooms** 4  
**# Full Baths** 1  
**# Half Baths** 0  
**Year Built** 1952  
**CONSTRUCTION STATUS** RESALE

## Additional Photos



## Property Description

As you walk in you'll immediately notice the sunlit living room through the large windows and the hardwood floors throughout. This gorgeous home is sitting on .29 acres and has all you can ask for, in the heart of Pensacola only minutes from downtown, naval air station and beaches. Freshly painted, newer 3ton AC, new tankless water heater and more! In addition, there is a 280sf bonus room that is separate from the main house and outdoor shower to rinse off the summer sand. Perfect for a mother-in-law suite or workshop. Assumable VA Loan and transferable termite bond.

## Property Features

### CERTIFICATION

**CONSTRUCTIO** FRAME

**COOLING** CENTRAL ELECTRIC

**DESIGN** 1 STORY

**DEV FACILITY**

**DINING TYPE** EAT-IN KITCHEN

**ELECTRICAL** ALUMINUM WIRING, NO GENERATOR

**EXTERIOR** BACKYARD FENCE, COVERED PATIO, ENTIRE LOT

**FEES INCLUDE** NONE

**FINANCING** ASSUMABLE, CASH, FHA, VA

**FLOORS** HARDWOOD

**HOME WARRANTY** NEGOTIABLE

**INTERIOR** ALL BLINDS, BASEBOARDS, CABLE AVAILABLE,

**KITCHEN FEATURES** LAMINATE COUNTERTOPS, REFRIGERATOR,

**MASTER BATH**

**MASTER BEDROOM** CEILING FAN

**MISC EQUIPMENT** SMOKE DETECTOR

**OCCUPANCY** AT CLOSING

**POOL** NONE

**ROOF** ARCHITECTURAL SHINGLE

**SIDING** ALUMINUM SIDING

**STYLE** COTTAGE

**WATER HEATER** TANKLESS WATER HEATER/ELE

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



For More Information Contact:

**SHARI L RABON**

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## General

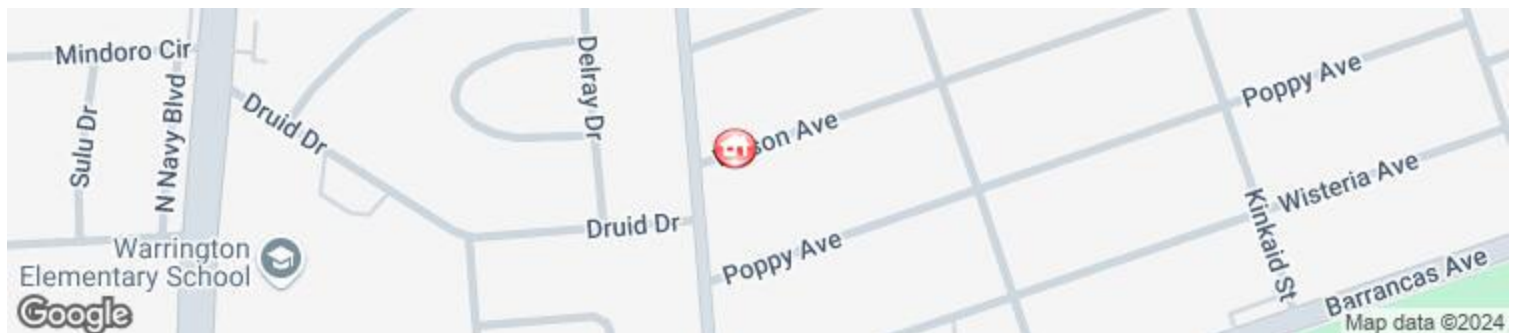
<b>Subdivision</b>	AERO VISTA	<b>ROAD MAINTENANCE</b>	COUNTY
<b>Project Name</b>		<b>WATERFRONT</b>	
<b>Parcel #</b>	502S305000010005	<b>WATER FEATURE</b>	
<b>Elementary School</b>	WARRINGTON	<b>WATERVIEW</b>	
<b>Middle School</b>	WARRINGTON	<b>Water Frontage</b>	
<b>Intermediate School</b>		<b>Legal Description</b>	BEG AT NE COR OF SEC S ALG E LI 1320 FT W
<b>High School</b>	PENSACOLA	<b>Assignment of Interest</b>	N
<b>Parking Spaces</b>	4	<b>Assn</b>	NONE
<b>PARKING</b>	COVERED PARK	<b>Assoc Fee (per year)</b>	
<b>Acreage</b>	0.290000	<b>Homestead</b>	Y
<b>Lot Size</b>		<b>Land Lease</b>	
<b>LOT LOCATION</b>	CENTRAL ACCESS	<b>Lease Expire Date</b>	
<b>ZONING</b>	RES SINGLE	<b>Sale Subject to Lease</b>	N
		<b>Monthly Rent</b>	

## Room Information

## Directions

<u>ROOM</u>	<u>DIMENSIONS</u>	<u>LEVEL</u>
Living Room	18 x 13	1
Kitchen	14 x 10	1
Sun Room	13 x 9	1
Bedrm: Master	14 x 10	1
Bedrm: Addtnl	13 x 10	1
Bedrm: Addtnl	10 x 9	1
Bonus Room	20 x 14	1

Headed East on Barrancus, turn left onto S Old Corry Field Road. Go about 3 blocks and turn right on Wilson Avenue.



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