

Residential

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MLS#: 365704 **Prop Type:** Condominium **ListPrice:** \$319,000
Status: Active **LastChng:** 02/19/2010 **ApproxSF:** 1,333
Address: 1 PORTOFINO DR, #1606 **Bedrooms:** 2
PENSACOLA BEACH, FL **FullBaths:** 2
Zip: 32561 **HalfBaths:** 1
County: ESCAMBIA **#Rooms:**
MainArea: 16 Pensacola Beach **YearBuilt:** 2006
SubArea: 1601 West Pensacola Beach **CnstrStat:** ConstrCmplt
Subd/Proj: PORTOFINO PORTOFINO
ParcelID: 282S261000105003
ElemSch: PENSACOLA BCH - 16 **Middle:** GULF BREEZE - 16 **High:** GULF BREEZE - 16
Dir: Take Via De Luna east towards Navarre, last complex next to National Seashore
Legal: UNIT 1606, TOWER One, Portofino Condominiums, Pensacola Beach, FLORIDA



FORECLOSED! Spectacular Views from Every Room!!! Complete European Spa and Lifestyle Center, Terracotta Restaurant, 8 heated swimming pools and 5 Rubico tennis courts. Enjoy gorgeous sunsets from the 63' water taxi that will take you to the Portofino Boardwalk for shopping and dining at its very best!!

PrkingSpc: **LotSize:** Waterfront **WatFrnt:** Bay, None
Acres: 0.00 **Zoning:** ResMulti **WatFrntFeat:** Natural, Beach, Dock
PrkingFeat: 1CarGarage, 1Spc/Unit, GuestPking **RdMaint:** Private **WaterView:** None
DevelopFacil: CommRm, ExerciseRm, SteamRoom, Whirlpool, Sauna, TennisCrt, Golf, Beach, Fishing, Dock, **WFfeet:**
Elevator, CommPool, Sidewalks, UndrgrndUtil, Gated Community

Room Type	Lvl	Dimnsns	Styl/Des:	Cnstr/Sidng:
LivingRoom	1	17x15	Contemp/8Story+ Roof: ClayTiles	Block, Concrete, Steel/Stucco Floors: W/WCarpet, Tile
DiningArea	1	17x11	Wat/Sew: PubWater, PubSewer Heat: CntrlElect Elec: CircuitBrk	Pool: IG Pool, PoolSpa, ComPool WatHtr: Electric Cooling: CntlElect
Bedrm:Additnl	1	12x14	ExtFeatures: Balcony, TennisCt IntFeatures: CableAvl, HighCeilin, AllDrapes, W/DHookups, Furnished, CeilingFn, HiSpNetAvail	
Bedrm:Master	1	15x12	KitFeatures: Ovn/Cooktp, SelfClnOvn, CntClenOvn, BnMicro, Dishwasher, Disposal, Refrig, Pantry, GraniteCt, Microwave Energy: CeilFans MiscEquip: Washer, SmkDetetr DiningType: Lv/DiCombo, BkfstBar	
Mbed/Mbath: 2+ Closet, High Ceilings / Double Vanity, Whirlpool, Tile, Garden Tub, Granite Countertops, Separate Shower				

Hmstd: N **SaleSubtoLse:**
LandLse/Year: **HomeWarr:**
AssnOffintrst: N **LseExpDate:** **Financing:** Cnventnal, Cash
Assn?: MANDATORY **AsscFee/Yr:** \$7,440 **Occupancy:** 1To30Days
Assoc.Fees Inc: Cable Tv, Water/Sewer, Trash Disposal, Association, Ground Keeping, Recreat Facility, **MonthlyRent:**
Management, Maintenance, Insurance, Pest Control
LstOff: Silver Real Estate

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Prepared by ECAR BOARD of PENSACOLA ASSN OF REALTORS on 4/15/2010 4:40:00 PM