Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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RESIDENTIAL

MLS # 649744 Prop Type: RD

Status: Active

Update Date: 9/12/2024 Address: 2514 N GUILLEMARD ST

Unit #

City: PENSACOLA **Zip:** 32503 County: ESCAMBIA

Subdivision: BELMONT TRACT

Condo Name:

Parcel # 00-0S-00-9010-070-150

Customer Full Report

List Price: \$149,000

Sold Price:

Approx Main Sqft 1,482 Approx Detached Sqft

Bedrooms: 3 # Full Baths: 2 # Half Baths: 0 Year Built: 1987

Middle: WORKMAN

High: PENSACOLA Elem: OJ SEMMES



Dir: From W Fairfield Dr, South on Davis Hwy, right on to E Cross St, left on to N Taragona St, right to E Scott St, right on to N Guillemard St, 6th property on the right

Legal: Lt 7 Belmont Blk 150 Belmont Tract Or 7130 P 1936 Or 7358 P 1837 Ca 81

State: FL

This 3 bedroom 2 bathroom home is in need of TLC, there is a bonus room, 2 full bathrooms are side by side. Windows, restroom subfloors, and sinks have been replaced in recent years. Water heater is 10 years old, and roof is only 3 years old! Last replaced in March of 2021. The property has shared parking on the left end of the home and an available slab for parking on the right end of the home. Comes with spacious kitchen area, as well as a W/D hookup. Shopping mall, grocery stores, restaurants, fast food favorites, airport, I-10 ramp, parks and recreation, cinema, and downtown are all within an 11 minute drive and the nearest beach is 20 minutes away so this property was conveniently placed! Whether it's to renovate and rent out or fix and flip, or for any one wanting to purchase their home and renovate to their perfection and live in it themselves, this property is ready for it! This is an excellent opportunity for seasoned and new investors, start your portfolio right! Home is being sold AS IS. Please no assignable contracts!

Room Type	Lvl	Dimension
Bedrm: Master	1	12 x 11
Bedrm: Addtnl	1	8 x 11
Bedrm: Addtnl	1	11 x 11
Kitchen	1	11 x 24
Living Room	1	12 x 7
Laundry/Utility	1	4 x 5
Bath: Full	1	4 x 7
Bath: Full	1	4 x 7
Foyer	1	11 x 7
Bonus Room	1	8 x 10

STYLE **TRADITIONAL** ROOF COMPOSITE SHINGLE WATER/SEWER PUBLIC SEWER, PUBLIC WATER HEATING CENTRAL FLECTRIC ELECTRICAL COPPER WIRING

ENERGY CEILING FANS **DINING TYPE** KITCHEN/DINING COMBO SPECIAL USE ROOMS/AREAS BONUS ROOM

CONSTRUCTION FRAME

FLOORS WOOD LAMINATE **POOL** NONE WATER HEATER ELECTRIC

CENTRAL ELECTRIC COOLING

For More Information Contact:

GABRIEL R BOLAR

Agent Phone: CELL: 850-450-3989

Gabe.Bolar@lptrealty.com



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Parking Spaces

PARKING 1 SPACE/UNIT

Lot Size

Acreage 0.087100 LOT LOCATION PAVED ROAD ZONING RES SINGLE

ROAD MAINTENANCE CITY

Water Frontage

Assignment of Interest No

Assn NONE **Homestead** No

Land Lease Lease Expire Date Assoc Fee (per year) Monthly Rent Sale Subject to Lease No

FINANCING

CASH, CONVENTIONAL, RENOVATION LOAN

FEES INCLUDE:

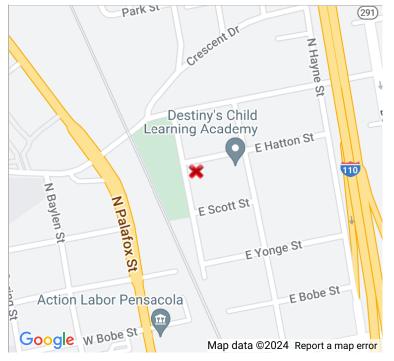
List Office Name: LPT Realty











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