

# \$318,000 - 3551 Menendez Dr, PENSACOLA

MLS® #556543

## \$318,000

4 Bedroom, 3.00 Bathroom, 1,810 sqft  
Residential on 0 Acres

NORTH LAKEVIEW, PENSACOLA, FL

\*\*\* Estate Sale - Shown by appointment only - Call or text to make appointment. \*\*\* GREAT LOCATION IN NORTHEAST HILL ACROSS MENENDEZ DR. FROM BAYOU TEXAR! This tidy, well kept 4 bedroom 3 bath brick home belonged to the owner's mother. From wooden floors that should refinish beautifully to 3 bathrooms and a separate laundry room that's added to the original brick home in a great Pensacola neighborhood near Bayou Texar make this a home that's well worth a close look!! Do your personal updating to suit your family and enjoy years of contentment. Walking distance to O. J. Semmes Elementary School and just minutes to Pensacola's vibrant downtown as well as close to the Airport, mall, Hospitals, schools, restaurants and shopping. Sit on your covered porch and wave at the neighbors jogging, walking or walking their dogs while enjoying a cool drink in the summer or warm in the winter. A high elevation gives comfort from any possibility of flooding! One of the bedrooms was used in the past as an office and has lovely wooden paneling. Most bedroom furnishings can go with the home but owner's may keep the living room & dining room furnishings. Original windows were covered with storm windows and home exterior is little or no maintenance. Fireplace is said to be working but an inspection and cleaning is recommended before use. Each bay in the two car garage has its own separate doors, which are powered. A/C air handler replaced in last few years and roof appears in



great shape. Details and measurements given are thought to be correct but are not guaranteed and should be checked out by the buyer.

Built in 1955

### Essential Information

MLS® #	556543
Price	\$318,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,810
Acres	0.29
Year Built	1955
Type	Residential
Sub-Type	RESIDENTIAL DETACHED
Style	TRADITIONAL
Status	Active

### Community Information

Address	3551 Menendez Dr
Area	ESCAMBIA
Subdivision	NORTH LAKEVIEW
City	PENSACOLA
County	ESCAMBIA
State	FL
Zip Code	32503

### Amenities

Parking	2 CAR GARAGE
View	NONE
Pool	NONE

### Interior

Interior	HARDWOOD
Interior Features	ALL BLINDS, ALL DRAPES, BASEBOARDS, CABLE AVAILABLE, HIGH SPEED INTERNET AVAIL, LAUNDRY INSIDE, PULL DOWN STAIRS, W/D HOOKUPS, DRAPERY RODS, FIREPLACE, PLANTATION SHUTTERS
Appliances	DISPOSAL, ELECTRIC STOVE, OVEN/COOKTOP, PANTRY, REFRIGERATOR
Heating	CENTRAL GAS
Cooling	CENTRAL ELECTRIC

Fireplace Yes  
Stories 1 STORY

### Exterior

Exterior BACKYARD FENCE, OPEN PATIO, PORCH, GUTTERS, CHAIN LINK, YARD BUILDING  
Exterior Features CENTRAL ACCESS, PAVED ROAD, WATERVIEW  
Lot Description 115 x 120 x 128 x 85  
Roof ARCHITECTURAL SHINGLE  
Construction BRICK, FRAME  
Foundation OFFGRADE

### School Information

Elementary OJ SEMMES  
Middle WORKMAN  
High WASHINGTON

### Additional Information

Zoning RES SINGLE, CITY

### Listing Details

Listing Office Real Estate Counselors

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Our office administrator will help you obtain information you need and connect you with your agent during business hours. After business hours a phone menu will allow you to select the agent that you have been working with and will forward your calls to them.

Remember that if you are doing drive by's of properties and calling the agent on the sign, the person you talk with will be representing the Sellers interests, NOT YOURS!

Be smart, get a Buyers Agent to represent your interests, communicate with them, and let them walk you through the process. The Seller still pays the commission and you end up with someone representing your interests!

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