

RENTAL

Customer Full Report

MLS... 626808 **Prop Type:** RD
Status: Active
Update Date: 8/21/2023
Address: 6740 BUNKER HILL CIR
 Unit #
 PENSACOLA FL 32506
County: ESCAMBIA
Subdivision: LAKE CHARLENE
Project Name: N/A

List Price: \$2,175
Rental Price:
Approx Sqft: 2,600
Bedrooms: 4
Full Baths: 2
Half Baths: 1
Year Built: 1976



Elem: MYRTLE GRO **High:** ESCAMBIA
Middle: WARRINGTON

Parcel # 202S314110130001

Dir: South on Palafox to Industrial Blvd. in Brent. Turn right on Industrial Blvd., then left on North W St., right onto W. Fairfield Dr., keep left onto New Warrington Spur, right on W. Jackson St., left onto North 65th Ave., right on Penton St., left on South 69th Ave., left onto Lake Charlene Dr., left onto Bunker Hill Circle and home will be on the right.

Legal: LT 13 BLK A LAKE CHARLENE PB 9 P 53A B C D SEC 20/21 T 2S R 31W SEC 56 6 2S R 30W OR 4200 P 543 OR 8058 P 1387 OR 8058 P 1388 OR 8075 P 852 OR 8170 P 594/596 OR 8173 P 476 THAT PORTION OF FOLLOWING DESC PROP AJJOINING ABOVE DESC PROP BEG AT CONCRETE MONUMENT AT NE COR OF LT 14 BLK A LAKE CHARLENE S/D S/D OF PORTION SECS 20 AND 21 TWP 2S R 31W AND SEC 56 TWP 2S R 30 W PB 9 P 53-C N 89 DEG 17 MIN 08 SEC W AND ALG AN LI OF LT A 16 66/100 FT TO POB CONT N 89 DEG 17 MIN 08 SEC W ALG SAME COURSE 266

Beautiful 4 bedroom/2.5 bathroom home on quiet cul-de-sac! This spacious home boasts both an eat-in kitchen with stainless steel appliances and formal living and dining room as well as a family room with a fireplace! The master bathroom has a separate dressing area with custom closets and a large vanity! With the additional space of the heated and cooled sunroom and an outdoor open patio area there is plenty of space to entertain your family and friends! The beautifully landscaped lawn will be maintained by the homeowner for year-round splendor! New paint throughout, new kitchen light, new garbage disposal, new front door, fire extinguisher in the garage. This unit is pet-friendly for pets under 25 pounds only and with owner approval.

Room Type	Lvl	Dimensions	DESIGN	1 STORY	SIDING	BRICK
Dining/Living	1	14 x 25	ROOF	COMPOSITE SHINGLE	FLOORS	TILE, W/W CARPET, WOOD LAMINATE
Bedrm: Master	1	14 x 16	WATER/SEWER	PUBLIC SEWER, PUBLIC WATER	WATER HEATER	ELECTRIC
Family Room	1	16 x 20	HEATING	CENTRAL ELECTRIC	COOLING	CENTRAL ELECTRIC
			ELECTRICAL	CIRCUIT BREAKER		
			EXTERIOR	OPEN PATIO		
			INTERIOR	BASEBOARDS, CEILING FANS, FIREPLACE, LAUNDRY INSIDE, SOME BLINDS, SOME DRAPES		
			KITCHEN FEATURES	BUILT-IN MICROWAVE, DISHWASHER, ELECTRIC STOVE, GRANITE COUNTERTOPS, REFRIGERATOR		
			DINING TYPE	EAT-IN KITCHEN, FORMAL DINING ROOM		
			ENERGY	CEILING FANS		
			MASTER BEDROOM	CEILING FAN		
			MASTER BATH	2+ CLOSETS, DRESS AREA, LAMINATE COUNTERTOPS		

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Lot Size
LOT LOCATION CUL-DE-SAC
Parking Spaces
PARKING 2 CAR GARAGE
Water Frontage

UTILITIES
ALL UTILITIES
LAWN MAINTENANCE

PAID BY
TENANT
OWNER

Date Available 6/1/2023
Sec Deposit 2,175
TERM 12 MONTHS
Immediate Occupancy Yes
Credit Check Yes
Occupancy Status VACANT (PREVIOUSLY OCCUPIED)
Contingency Reason
LO - Ofc Name ERIC GLEATON REALTY, INC

Assignment of Interest No
Pets Considered Yes
Pet Fee 350
PET OPTIONS UPON APPROVAL

ERIC GLEATON REALTY, INC - OFC: 850-477-5908

Ro-Comp 10%

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