

**RENTAL**

**Customer Full Report**

**MLS...** 643561      **Prop Type:** RD  
**Status:** Active  
**Update Date:** 4/11/2024  
**Address:** 1201 BAYOU BLVD  
                   Unit #  
                   PENSACOLA      FL      32503  
**County:** ESCAMBIA  
**Subdivision:** EAST PENSACOLA HEIGHTS  
**Project Name:** N/A

**List Price:**      \$3,500  
**Rental Price:**  
**Approx Sqft:** 5,344  
**# Bedrooms:** 3  
**# Full Baths** 3  
**# Half Baths**  
**Year Built:** 2000



**Elem:** SUTER      **High:** WASHINGTON  
**Middle:** WORKMAN

**Parcel #** 052S295905

**Dir:** HEAD EAST ON E. CERVANTES, TURN LEFT ONTO PERRY AVENUE, CONTINUE ONTO BAYOU BOULEVARD AND DESTINATION WILL BE ON THE LEFT.

**Legal:** IN FILE

Large brick home with beautiful views of the Bayou! This home features two sunrooms with views of the water, hardwood floors, and vaulted ceilings. The nice open kitchen has a view of the water, granite counters and plenty of cabinets! With 5,344 sq ft, this home has abundant space for entertaining - two large living rooms, two dining areas, a breakfast nook/office area, and a bonus area at the front of the house. All bedrooms are located upstairs. This home is listed as a 3 bedroom, however, the 3rd bedroom upstairs does not have a closet. The master bedroom has views of the water and a large master bath with 2 walk-in closets and double vanity. The guest bedroom has it's own full bath and walk-in closet. The entire first floor is tile, and the upstairs is carpet. In the back of the house you'll find a fenced yard, boat dock, mature palm trees, and of course the gorgeous views of the Bayou. This beautiful home on the water won't last long! Schedule your showing today.

Room Type	Lvl	Dimensions	DESIGN	2 STORY	SIDING	BRICK
Dining/Living	1	38x15	<b>ROOF</b>	COMPOSITE SHINGLE	<b>FLOORS</b>	HARDWOOD, TILE, W/W
Kitchen	1	11x8	<b>WATER/SEWER</b>	PUBLIC SEWER, PUBLIC WATER		CARPET
Sun Room	1	40x11	<b>HEATING</b>	CENTRAL ELECTRIC	<b>WATER</b>	ELECTRIC
Family Room	1	15x15	<b>ELECTRICAL</b>	CIRCUIT BREAKER	<b>HEATER</b>	
Dining Room	1	15x15			<b>COOLING</b>	2+ UNITS, CENTRAL
Living Room	1	21x24				ELECTRIC
Sun Room	1	19x11	<b>EXTERIOR</b>	BACKYARD FENCE		
Breakfast Nook	1	9x13	<b>INTERIOR</b>	FIREPLACE, W/D HOOKUPS		
Laundry/Utility	1	12x7	<b>KITCHEN FEATURES</b>	DISHWASHER, DOUBLE OVEN, ELECTRIC STOVE, GRANITE COUNTERTOPS, REFRIGERATOR		
Storage	1	24x6	<b>DINING TYPE</b>	FORMAL DINING ROOM		
Bedrm: Master	2	18x24	<b>MISC EQUIPMENT</b>	CENTRAL VAC, DRYER, SMOKE DETECTOR, WASHER		
Bedrm: Addtnl	2	13x15	<b>ENERGY</b>	CEILING FANS		
Bedrm: Addtnl	2	12x15	<b>MASTER BATH</b>	2+ CLOSETS, DOUBLE VANITY, DRESS AREA, SHOWER ONLY, TILE, WALK-IN CLOSET		

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**Lot Size**  
**LOT LOCATION** WATERFRONT  
**Parking Spaces**  
**PARKING** 2 CAR CARPORT  
**DEV FACILITY** DOCK  
**Water Frontage**  
**WATER FEATURE** DOCK  
**WATERFRONT** BAYOU  
**WATERVIEW** BAYOU VIEW

**UTILITIES**  
ALL UTILITIES

**PAID BY**  
TENANT

**Date Available** 4/11/2024  
**Sec Deposit** 3,500  
**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** No  
**Pet Fee**

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

**Ro-Comp** 10%

The buyer agent compensation offered only applies to participants and data share members of the Pensacola Association of REALTORS® Multiple Listing Service.

