



# FOR SALE

NEW CONSTRUCTION

 **1200 Parasol Pl.**  
Pensacola, FL 32507

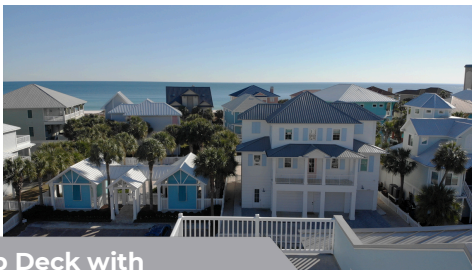
List Price  
**\$1,995,000**



Located in  
*Parasol East Subdivision*

## Property Highlights

- ✓ Nearby golf courses
- ✓ Great school district
- ✓ Nearby boat launches
- ✓ Close to **Publix, Target, Walmart**, and more!
- ✓ Hurricane-ready construction
- ✓ Private beach access
- ✓ Easy access to NAS
- ✓ Steps away from Gulf Islands National Seashore



Rooftop Deck with  
Gulf Views

## Property Features

- ✓ 4 Bedrooms
- ✓ 3.5 Bathrooms
- ✓ 3,200 Square Feet
- ✓ 3-Car Garage



Open Concept  
Chef's Kitchen



SCAN ME





# FEATURE & DETAILS

New Construction | Perdido Key, FL

## BEAUTIFUL UPGRADES

- Modern / Transitional Style
- Finished entryway
- High ceilings on the main level
- Solid-wood custom cabinetry
- Solid-wood stairways
- Solid-wood shelving in the pantry and closets throughout
- Composite decking
- Stainless steel exterior hardware
- Quartz countertops
- Waterfall Kitchen Island
- Modern media-wall with electric fireplace
- Under-cabinet lighting
- Show-stopping Powder Room
- Hardwood & tile flooring --NO carpet or LVP!
- Tile showers
- Upgraded electrical & plumbing fixtures
- Name-brand kitchen appliances, including a dual fuel range

## FUNCTIONAL DESIGN

- Large decks and patios for outdoor entertaining
- Spray-foam attic insulation for low energy bills and a climate-controlled attic
- Spacious 3-car garage
- Fully landscaped with an automatic irrigation drip system

## CONVENIENCE & COMFORT

- Elevator
- Electric vehicle charging circuit in the garage (or for a shop tool)
- Endless on-demand tankless water heater
- Data wiring throughout
- Natural gas grill hook-up, kitchen cooktop, & water heater
- Laundry Room with folding area, sink, and drying bar

## HURRICANE-READY

- Durable metal roof
- High-wind, impact-rated windows (no shutters necessary!)
- Fiber-cement Hardie Board siding
- Sealed eaves
- 2x6 shear walls, 5/8" roof decking, and hurricane-rated bolts/straps
- V-Zone construction methods
- Gas water heating, cooktop, and outdoor gas hook-up available during a power outage
- Municipal gravity sewer (no grinder pump necessary!)
- Underground utilities
- Elevated floor height for peace of mind & lower insurance cost
- Pre-wired for a backup generator system

