PENSACOLA WELCOMES THE HORNETS

1698 34TH ST, PENSACOLA, FL 32503

COLDWELL BANKER REALTY

LESS THAN 6 MINUTES FROM PENSACOLA INTERNATIONAL AIRPORT

Home to the Blue Angels & the Gulf of Mexico!

PROPERTY FEATURES

- New Build
- High Quality Construction
- Fully Furnished
- No Flood Zone

4 BDRM | 5 BATH | 4962 SQFT

KYLE KOPYTCHAK, REALTOR®
COLDWELL BANKER REALTY

C: 850-572-4470
EASTHILLPENSACOLA@GMAIL.COM
WWW.EASTHILLPENSACOLA.COM

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EAST HILL ELEGANCE!

1698 E 34TH STREET, PENSACOLA, FL 32503

Offered at $3,990,000

Location, quality and elegance best describes this meticulous Mediterranean, East Hill home with over100 feet of waterfront on Bayou Texar. An award-winning builder, notable for energy efficiency, collaborated closely with the owner to produce quality second-to-none. This “rarely lived-in” home comes fully furnished except for a few pieces. The cobblestone driveway brings you into your three-car, finished garage and the beginning of careful craftsmanship throughout. The main level boasts an open kitchen/living/dining concept alongside the primary suite, which possesses panoramic water views, 12' ceilings and a luxurious, custom bath and closet space. The gourmet kitchen features all high-end Jenn-Air appliances such as a 72” counter-depth French door refrigerator with obsidian interior and WiFi connectivity, a freestanding pro-style gas smart range with six sealed burners, two dishwashers, built-in microwave, built-in steam and convection oven, 45-bottle under counter wine cooler, and built-in 60 lb. daily ice maker. The upper story features a large flex area, two bedrooms, a full bath, and a large game room/lounge/fitness center; all equipment conveys. Outdoor features include a stunning lanai overlooking the heated, saltwater pool with a custom brick built-in Allegra grill, wood stone bistro pizza oven, an enclosed boathouse with custom lighting, water, fishing deck, boat lift, deck lift and full seawall.

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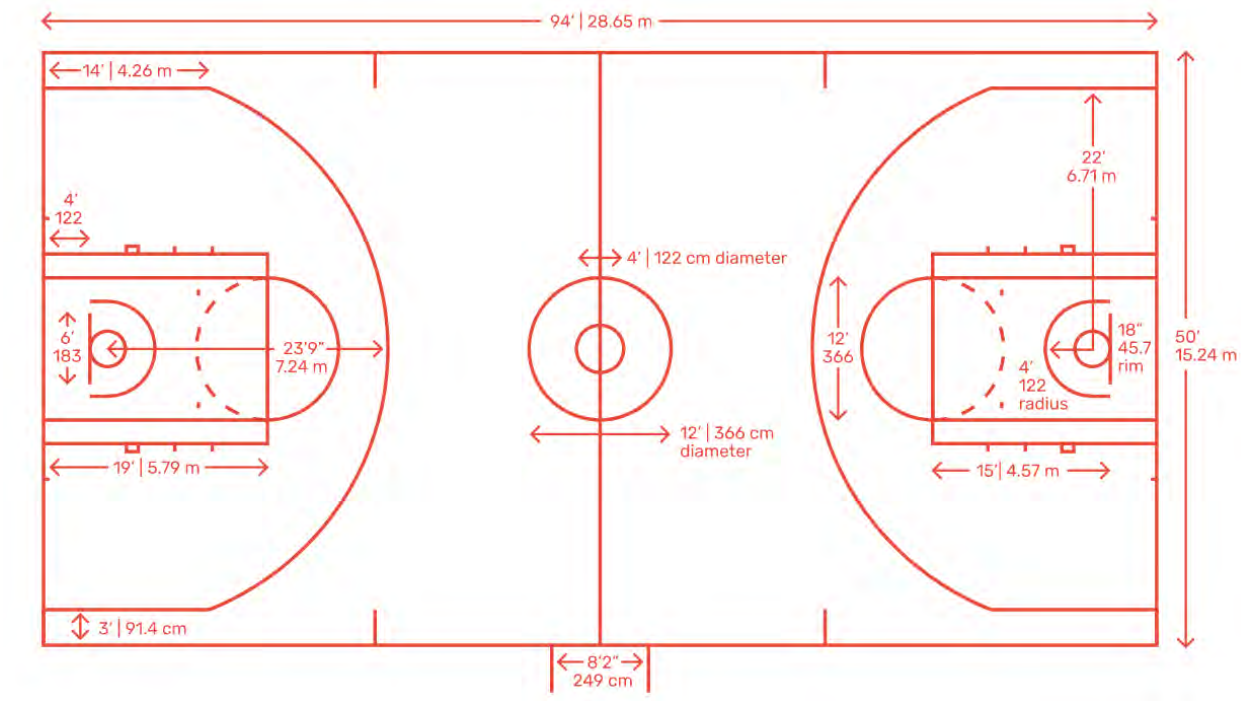
We will build the Court to suit, based on size and location

CHARLOTTE HORNETS
HORNETS

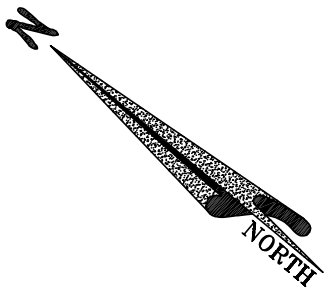

94' | 28.65 m
14' | 4.26 m
4'
122
6'
183
23'9"
7.24 m
19' | 5.79 m
3' | 91.4 cm
4' | 122 cm diameter
12' | 366 cm
diameter
8'2"
249 cm
22'
6.71 m
12'
366
18"
45.7
rim
4'
122
radius
15' | 4.57 m
50'
15.24 m

8192 SIX PENCE DRIVE
PENSACOLA, FLORIDA 32514

LANDS END SURVEYING, INC.

(850) 433-8545
FAX (850) 433-8282
LANDSENDSURVEYING.COM

DRAWN BY CHIP EVANS



BENCHMARK, ELEVATIONS & TOPOGRAPHY NOTES:

1) BENCHMARK "A" IS A NAIL & DISC LOCATED 30' SOUTH OF HTE SOUTHWEST CORNER OF SUBJECT PARCEL AND SET AT AN ELEVATION OF 8.37' AND REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) VIA G.P.S. SPC-83- FLORIDA (NORTH) NETWORK.

2) ALL SPOT ELEVATIONS ARE SHOWN AS <0.00'> AND REFERENCED TO THE ABOVE DESCRIBED BENCHMARKS.

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FENCES ALONG BOUNDARIES ARE SHOWN EXAGGERATED TO SHOW CLARITY OF LOCATION RELATIVE TO BOUNDARIES.

NOTE: This map is not complete or valid without report on page 2 of 2

THIS MAP IS INTENDED TO BE PRINTED ON A PAPER SIZE OF 11"x17" TO FIT THE SCALE INDICATED HEREON. ANY OTHER SIZE PRINTED RENDERS THIS MAP INVALID.

Bearing Reference
HELD THE EAST LINE OF LOT 11 PER PLAT & DEED

Source of Information:
FIELD EVIDENCE & RECORDED PLAT

NOT VALID WITHOUT THE DIGITAL OR RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW

SEE PAGE 2 FOR SIGNATURE & SEAL

LARRY E. STEGALL
P.L.S., FLA #4747
LB # 6832
LARRY@LANDSENDSURVEYING.COM

Survey Number:	421-2022
Scale:	1" = 40 '
Original Field Date:	6-1-2022
Latest Field Date:	6-1-2022
Field Book/Page:	406/23-25 DATA
Type of Survey:	BOUNDARY & IMPROVEMENTS
Revisions:	

LEGEND

°	Degree	R	Radius
'	Feet or Minutes	RP	Radius Point
"	Inches or Seconds		BENCHMARK (SEE NOTES)
N	North	E	East
S	South	W	West
PCP	Permanent Control Point	<0.0>	Existing Spot Elevation
PRC	Point of Reverse Curve	BSL	Building Setback Line
PCC	Point of Compound Curve	(D)	Deed (P) Plat
PC	Point of Curvature	(A)	Actual Field Measurement
PT	Point of Tangency	(CALC)	Calculated Measurement
PI	Point of Intersection		Existing Hole in Concrete
POC	Point of Commencement		Existing "X" Cut, Set "X" Cut
POB	Point of Beginning		1/2" Metal Rod-Found
R/W	Right of Way		Existing 1/2" Capped Metal Rod ILLEGIBLE
PRM	Permanent Reference Monument		Existing 1/2" Capped Metal Rod "P.G.A."
			Existing 1/2" Capped Metal Rod LB#7612
			Existing 1/2" Capped Metal Rod
			1" Metal Pipe-Found
			Set 1/2" Capped Metal Rod #6832

	Nail & disk found
△	Nail Only
	Nail & disk set Lb.6832
	Existing Concrete Monument
	Set Wooden Hub/Tall Stake
	Utility Pole
	Meter
E—E—E	Utility wires overhead
N—N—N	Chain link fence
o—o—o	Wooden fence
X X X	Metal Fence
	Plastic Fence
	Concrete or Pavement
	Wood Deck or Dock
	Covered area (porch, carport, etc.)
	Pavers or Brick

COBALT BOATS
Design Your Dream

My Cobalt Design

2021 Cobalt 25SC

Boat Specifications

Length Overall w/Swim Platform - 24' 9" (7.54 m)
Beam - 8' 6" (2.59 m)
Interior Cockpit Width - 87" (2.21 m)
Deadrise at Transom - 21Âº (21Âº)
Fuel Capacity - 73 gal (276 L)
Freshwater Capacity - 10 gal (37.8 L)
Holding Tank Capacity - 10 gal (37.8 L)
Bridge Clearance w/o Bimini - 4' 11" (1.50 m)
Bridge Clearance w/Arch - 8' 1" (2.46 m)
Draft Drive Up - 20" (.50 m)
Draft Drive Down - 38" (.97 m)
Dry Weight - 4500 lbs. (2041 Kg)
Boat Certified Capacity - 13 persons (13 persons)
Boat Certified Capacity w/gear - 1850 lbs. (839 kg)

Specifications listed within 'Design Your Dream' are subject to change without notice

**Tower, arch, or bimini top shown is offered as optional equipment, and not necessarily included in this design.*

My Colors

Boot Stripe: Pacific Blue
Hull Bottom: Navy
Hull Side: White
Platform: Pacific Blue
Canvas Color: Taupe

Cockpit Interior: Tahoe Grey

My Engine and Outdrive

Mercury 350 Verado w/PAS, $120841

Personalized Options

Merc, Cold Fusion White (300/350hp), $2489
Cockpit Seat, Stbd. (replaces Galley), $0
Bimini, Premium, $2860
White Arch Elec, Alum Folding w/Bimini, $9897
Boarding Ladder, Port, $378
Bow & Transom Shower Pkg., $885
COBALT Oval Logo, Recessed, $204
Flagpole w/Flag, $562
Sof-Trac Mat, Flip-Down Swim Step, $977
Swim Platform Transom Lighting, $463
Underwater Lighting, $1901
Stainless Steel Foot Tread (helm only), $516
Drivers Rearview Mirror (W/S Mount), $449
Hull Bottom Full Color $1070, $1070

My Cobalt Dealer

Nunmaker Boat Sales, LLC
112 Highway 22E
Madisonville, LA 70447
985-792-4622

M.S.R.P.

$143,492 as specified
Suggested Manufacturer's Retail Price. Prices shown are for Model Year 2021.

We are Cobalt Boats, welcome to our family.

COBALT BOATS

1715 N 8th St

Neodesha, KS 66757

Telephone: 620-325-2653

Web: www.CobaltBoats.com

When we are motivated by goals that have profound meaning, by dreams worth realizing, by love and passion that need expressing, then we truly live life. Our Cobalt family believes we have a unique opportunity to enrich life, to help create memories for lifetime, to evoke passion for the boating lifestyle.

We have set high expectations for ourselves. Our aspiration is to design and build the very best boats. Every time we succeed our owners are treated to a tremendously rewarding ownership experience. Each new Cobalt becomes
the realization of one of our boat owner's dreams. It marks the opportunity to create some of their life's best memories. Our family's craft becomes their family's dream boat! It is an awesome responsibility.

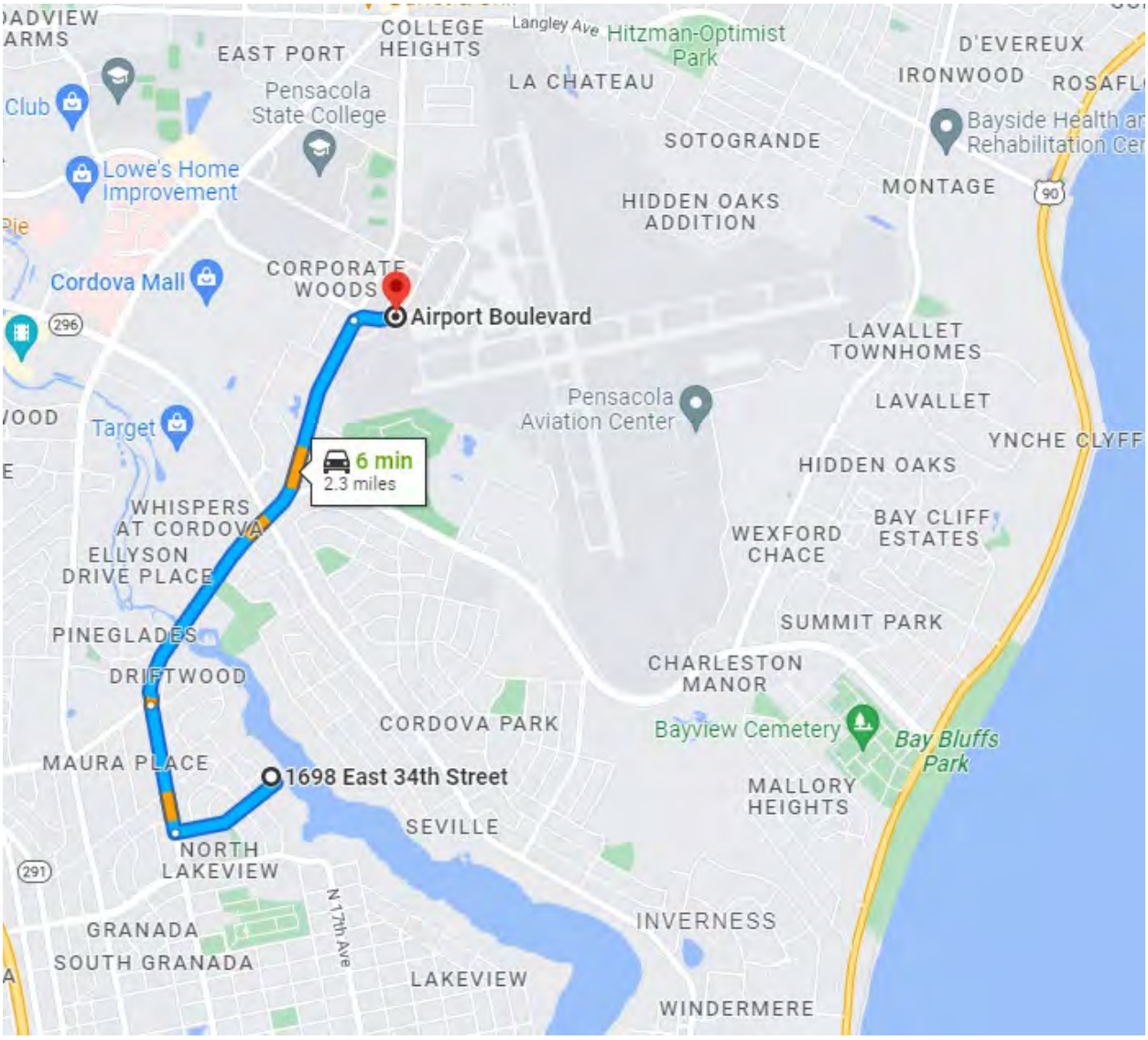
At home in Neodesha, Kansas, we're tirelessly designing and crafting the most innovative, well engineered, and best performing boats imaginable. We're boat fanatics; fanatical about reliable innovation and design; fanatical about quality, the little details, fit and finish. Leveraging over four decades of boat building experience, we enthusiastically challenge ourselves to develop boats that excite boaters and improve their boating experience. We seek out the appropriate balance between hand craftsmanship and technological advances that will deliver the most innovative, well appointed, stylish and best built boats ever.

Equally as important our dealers, our partners, recognize how important an authentic and trusting bond is to the Cobalt experience. Our dealer's perspective towards a Cobalt owner? Trust respect and responsiveness. When our customer's need us.... "Drop and run!" is the attitude and approach we strive to have every time. Our owners invest in a Cobalt for many reasons, none the least of which is trouble-free boating. In addition, we treat each customer with respect and listen to their needs. To us, the purchase and ownership process creates a friendship, a trusting relationship that serves our boat owners needs and in turn creates a customer who helps us sell more Cobalts.

Together, as Cobalt associates and Cobalt dealers, we believe in looking inward to benchmark our progress towards our aspiration. We have never aimed to be the biggest boat company, just the best. And if our actions follow our words, which in turn follow our objectives, we will together be good stewards of what Cobalt stands for. We are Cobalt... welcome to our family.

Pensacola International Airport

https://flypensacola.com



Pensacola Aviation Center

https://www.pensacolaaviation.com/