

# **\$1,050,000 - 223 Bayou Boulevard, Pensacola**

MLS® #1012173

---

## **\$1,050,000**

3 Bedroom, 3.00 Bathroom, 2,071 sqft  
Residential on 0.12 Acres

East Pensacola Heights, Pensacola, FL

Some properties are about the house. This one is about the way you live in it. Offering approximately 94 feet directly on coveted Bayou Texar, protected deep water, a private dock and extraordinary open-water views, this rare East Pensacola Heights residence offers a life intimately connected to the water--yet only about 5 minutes from Downtown Pensacola and 15 minutes from Pensacola Beach. Nearly 811 SF of defined outdoor living space creates multiple places to enjoy the setting: a generous main deck for outdoor living and dining, a waterfront patio beneath magnificent live oaks, and an elevated sky deck where the expansive sky, changing weather, sea breezes and sunsets become part of everyday life. Live here and you come to know the bayou intimately--its pace, personality and subtle changes from one day to the next. Dolphins, herons, eagles and even the occasional manatee share the landscape. For boaters, protected deep water and your own dock put the boat steps from home, with easy access to Pensacola Bay, the ship channel and Gulf beyond. Just over 2,000 SF offers 3BR/2.5BA in a distinctive multi-level design that lives beautifully as a two-suite retreat. Pella windows, whole-house generator, 3 HVAC systems and newer roof complement its solid construction. Everything that makes this property irreplaceable is already here. Early buyer feedback says it best: even great photos can't capture what it feels like to be here. Come experience it for



yourself.

Built in 1982

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | 1012173      |
| Price          | \$1,050,000  |
| Sold Price     | \$975,000    |
| Date Sold      | \$2026-10-22 |
| Bedrooms       | 3            |
| Bathrooms      | 3.00         |
| Full Baths     | 2            |
| Half Baths     | 1            |
| Square Footage | 2,071        |
| Acres          | 0.12         |
| Year Built     | 1982         |
| Type           | Residential  |
| Sub-Type       | Townhouse    |
| Style          | Townhome     |
| Status         | Sold         |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 223 Bayou Boulevard    |
| Area        | 08 - Escambia County   |
| Subdivision | East Pensacola Heights |
| City        | Pensacola              |
| County      | Escambia               |
| State       | FL                     |
| Zip Code    | 32503                  |

**Amenities**

|               |                                                               |
|---------------|---------------------------------------------------------------|
| Utilities     | Electric, Gas - Natural, Public Sewer, Public Water, TV Cable |
| View          | Bay, Bayou                                                    |
| Is Waterfront | Yes                                                           |
| Waterfront    | Bayou, Shore - Natural                                        |

**Interior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, Kitchen Island, Track Lighting, Owner's Closet, Pantry, Washer/Dryer Hookup, Wet Bar, Woodwork Painted |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Appliances   | Disposal, Dryer, Range Hood, Refrigerator, Washer, Gas Water Heater |
| Heating      | Natural Gas, Gas - Natural                                          |
| Cooling      | Central Air, Ceiling Fan(s)                                         |
| # of Stories | 3                                                                   |

## Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Outdoor Grill, Balcony, Boatlift, Columns, Dock, Private Yard, Outdoor Shower, Sprinkler System, Yard Building, Rain Gutters |
| Lot Description   | Flood Insurance Req, Within 1/2 Mile to Water, Zero Lot Line                                                                 |
| Windows           | Double Pane Windows, Tinted Windows, Window Treatments                                                                       |
| Roof              | Shingle                                                                                                                      |
| Construction      | Frame, Roof Pitched, Wood Siding, Trim Wood                                                                                  |
| Foundation        | Slab                                                                                                                         |

## School Information

|            |            |
|------------|------------|
| Elementary | Suter      |
| Middle     | Workman    |
| High       | Washington |

## Additional Information

|                 |                           |
|-----------------|---------------------------|
| Days on Website | 40                        |
| Zoning          | City, Resid Single Family |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Emerald Coast Realty Pros Inc |
|----------------|-------------------------------|

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved.

Listing information last updated on October 27th, 2026 at 6:07pm CDT