



PENSACOLA BAY · FLORIDA

The Bayshore

Full-service waterfront condominium residences on the shores of Pensacola Bay.

ONE-BEDROOM RESIDENCE

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A Full-Service Address on the Water

The Bayshore is a full-service, waterfront condominium on Pensacola Bay. Residents enjoy round-the-clock door staff, an on-site property manager, and a private 300-foot pier, along with a swimming pool, fitness room, and inviting social spaces. A single monthly assessment bundles water, sewer, sanitation, cable, and high-speed internet, together with common-area insurance and a covered, assigned parking space. The result is a low-maintenance, lock-and-leave lifestyle just steps from the water.

300ft

PRIVATE PIER

24hr

DOOR STAFF

1

ASSIGNED COVERED
SPACE

On-site

PROPERTY MANAGER

WHY BUYERS CHOOSE IT



Waterfront living, simplified

Direct bay frontage with a private pier and waterside patio.



Everything under one roof

Pool, fitness, social lounges, and a guest suite on site.



Secure and staffed

24-hour door staff, package receipt, and on-site management.



Predictable monthly cost

















One assessment covers utilities most owners pay separately.

☆ A NOTE FOR MILITARY & PCS BUYERS

Bundled utilities make BAH budgeting straightforward, the door staff receives packages while you travel or are on assignment, and the on-site guest suite gives visiting family a place to stay. It is a genuinely lock-and-leave building. One thing to plan for: the community does not allow short-term rentals, and any lease must run at least one year (details on the Building Policies page).

Your Monthly Assessment Includes

One predictable payment covers the services and amenities below, many of which owners of a single-family home would pay for separately, month after month.

- | | |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  Water |  Sewer |
|  Sanitation & trash |  Cable & high-speed internet |
|  Common-area insurance |  Quarterly pest control |
|  Assigned space in covered deck |  24-hour door staff |
|  Package & delivery receipt |  On-site property manager |
|  Swimming pool |  300-foot pier & waterside patio |
|  Fitness room |  Two-bedroom guest suite (reservable) |
|  Bicycle & kayak storage |  Laundry & garbage room, each floor |

The full-service math: water, sewer, sanitation, cable, and internet are all inside the monthly assessment, alongside amenities and 24-hour staffing. For many buyers, that replaces four or five separate household bills with a single, predictable payment.

Life at The Bayshore

Shared spaces are maintained by the Association and reserved for residents and their guests, generally available from 7 A.M. to 10 P.M.



Private Pier & Waterfront

A 300-foot private pier and waterside patio on Pensacola Bay, open to residents for fishing, crabbing, and taking in the view. The waterfront and pier belong to the Association and are maintained for resident use.



Swimming Pool & Patio Lounge

A swimming pool set within a large waterside patio, with a shaded patio lounge for gathering. Open daily, 7 A.M. to 10 P.M., weather and maintenance permitting.



Fitness Room

An on-site fitness room available to residents, so a daily workout stays a short elevator ride from home.



Social & Patio Lounges

Indoor social and patio lounges, including a kitchen, are available for gatherings and can be reserved for private use through the community app.



Guest Suite

A furnished two-bedroom guest suite is available for residents to reserve for visiting family and friends, a welcome convenience when guests are in town.



Covered Parking & Storage

One assigned space in the covered parking deck comes with the residence, plus locked bicycle and kayak storage and a community storage room for tidy, non-combustible items.



24-Hour Door Staff & Management

Staffed around the clock, with package and delivery receipt and an on-site property manager handling day-to-day building operations.

Building Policies

The Bayshore is a residential community. These three policies matter most when deciding whether the building fits your plans.

PLEASE REVIEW CAREFULLY · THE ESSENTIALS

1 Pet-free building

The Bayshore is a pet-free facility, so standard household pets are not permitted.

Service animals and Emotional Support Animals are welcomed as a reasonable accommodation under the federal Fair Housing Act, with required documentation. Assistance animals are not treated as pets.

2 No short-term or vacation rentals

Short-term rentals are not allowed. Any lease of the residence must run a minimum of one (1) year.

You can lease the unit on a one-year-or-longer basis while stationed elsewhere, but nightly and weekly rental platforms are not permitted.

3 Residential use only

The residence is for residential use. Operating a business that brings clients or the public into the unit is not permitted, and open houses and public showings are not allowed on the property.

Sales and showings are handled privately, by appointment, with a licensed agent.

OTHER DETAILS WORTH KNOWING

- **Parking.** One assigned covered space per residence; more subject to availability and Association approval.
- **Quiet enjoyment.** Considerate noise levels are expected, with quiet hours overnight.
- **Moving & deliveries.** Scheduled through the building, Monday to Saturday, via the loading dock and freight elevator.
- **Amenity hours.** Common amenities are generally open 7 A.M. to 10 P.M.
- **Guest suite.** Reserved for residents and guests; an owner or approved resident must be on site.
- **Communication.** The Association uses the Condo Control app for official notices and reservations.

How to use this page: this is a plain-language summary. The Condominium Declaration, Bylaws, and Association Rules control. Ask for the full rule set before writing an offer.

THE NUMBERS

Monthly Assessment

Figures below are for a one-bedroom residence, taken from the Association's current disclosure. The monthly total depends on whether a prior special assessment has been paid in full or is still being financed.

ONE-BEDROOM RESIDENCE	MONTHLY
Base association assessment	\$1,109.70
Special assessment installment (30-yr SBA loan, if not paid in full)	\$60.30
Total, if installment applies	\$1,170.00

Scenario A ASSESSMENT PAID

\$1,109.70 / month

If the residence's share of the prior special assessment has been paid in full, only the base association assessment applies.

Scenario B ASSESSMENT FINANCED

\$1,170.00 / month

If that special assessment is still being financed through the 30-year SBA loan, the \$60.30 monthly installment is added to the base.

DUE
1st of
each
month

PAST DUE
AFTER
The 10th

LATE FEE
\$25 per
installment

Assumptions and next step [confirm before offer]. These figures come from the Association's January 2026 disclosure and are current as of that document; assessments can change. Whether Scenario A or B applies to this specific residence depends on the seller's special-assessment status, which should be verified in writing with the Association or management. Confirm the current amount, any balance owed, and payoff options with the Association, and confirm how the assessment factors into qualifying with your lender and title company.

Let's Find Your Fit

A full-service, waterfront building rewards a buyer who knows how it runs. That is where I come in.

Gregg Costin is a Realtor with The Costin Team at Levin Rinke Realty, serving the Pensacola and Emerald Coast corridor. A recently retired Air Force Combat Systems Officer, he brings roughly a decade in real estate and a specialty in military relocation, VA financing, and waterfront and full-service properties like The Bayshore.

Whether you are relocating on orders, right-sizing to a lock-and-leave residence, or buying your first place on the water, the goal is the same: a clear-eyed look at the building, the numbers, and the fit, so you buy with confidence and no surprises.

REALTOR®

MRP

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Ready to see this residence in person?



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Listings & resources



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Important. This package is a summary prepared for buyer convenience and does not replace the Condominium Declaration, Bylaws, Rules, Policies, or the Association's official documents, which govern in all cases. Figures, policies, and the status of any special assessment should be verified in writing with the Association or management. Buyers should confirm financing, taxes, and closing details with their lender, title company, and tax advisor. Amenities and rules are subject to change by the Association. Information is deemed reliable but not guaranteed.

Equal Housing Opportunity · The Costin Team at Levin Rinke Realty