

# Upcoming New Construction

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50 HIGHPOINT DR, GULF BREEZE, FL 32561

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1921 E STRONG STREET, PENSACOLA, FL

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1931 E STRONG STREET, PENSACOLA, FL

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1811 N 8<sup>TH</sup> AVENUE, PENSACOLA, FL

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1604 E AVERY STREET, PENSACOLA, FL

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1608 E AVERY STREET, PENSACOLA, FL

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MANOR CIRCLE, GULF BREEZE, FL

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1017 FAIRNIE AVENUE, PENSACOLA, FL

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LAKEVIEW & HERNANDEZ NEW BUILDS



# 50 Highpoint Drive

## Gulf Breeze Proper

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This one-of-a-kind luxury residence in highly sought-after Gulf Breeze Proper blends timeless coastal architecture with modern sophistication. Spanning 4,473 heated square feet (over 6,400 total), the two-story home will feature 4 bedrooms, 4.5 bathrooms, and a 2-car garage — designed for elevated coastal living.

Step inside to a light-filled open layout with 12-foot ceilings, custom millwork, and French doors opening to balconies with stunning water views. The gourmet kitchen will showcase high-end appliances, custom cabinetry, and a walk-in scullery. The main-level primary suite offers patio access, a spacious walk-in closet, and a spa-like bath.

The ground level includes a guest suite, game room, and direct pool access — ideal for entertaining. Outdoors, enjoy covered balconies, a resort-style pool, outdoor kitchen, and lush professional landscaping with privacy features. Every detail reflects thoughtful design and refined craftsmanship for true luxury coastal living.





# 1921 E Strong Street

East Hill - Pensacola

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Coming soon to 1921 Strong Street, this Bayou Texar estate combines timeless elegance with modern coastal design. Spanning over 4,300 heated square feet (6,700+ total), the home features a standing seam metal roof, striking architectural lines, and expansive porches for year-round enjoyment.

Inside, 12-foot ceilings, floor-to-ceiling windows, and an open layout create a bright, luxurious atmosphere. The gourmet kitchen will include custom cabinetry, premium appliances, and a hidden scullery, flowing seamlessly into a spacious living area with a designer fireplace.

The primary suite offers a spa-like bath, oversized closet, and private porch overlooking the backyard retreat. Upstairs, en-suite bedrooms, a game room, and multiple balconies provide flexible living space. Outdoors, enjoy a resort-style pool, outdoor kitchen, and lush landscaping.

With a 2-car garage, impact-rated windows, and a prime location minutes from Downtown Pensacola and Bayview Park, this home defines refined coastal living.





# 1931 E Strong Street

East Hill - Pensacola

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Coming soon from Sitton Custom Homes, this luxury new build in East Hill will offer over 5,100 heated square feet of elevated design, quality craftsmanship, and panoramic views of Bayou Texar.

The open-concept floor plan will feature soaring ceilings, a spacious great room with fireplace, and a gourmet kitchen with custom cabinetry, premium appliances, and a hidden scullery. The primary suite will serve as a true retreat with a spa-inspired bath and expansive walk-in closet, while additional bedrooms and an upstairs bonus space will provide comfort and versatility for family or guests.

Outdoor living will take center stage with multiple covered porches, a built-in grill area, and space designed for a future pool — all overlooking the serene Bayou. With impact-rated windows, energy-efficient construction, and a three-car garage, this home will exemplify Sitton Custom Homes' signature blend of luxury, livability, and stunning waterfront style in the heart of East Hill.





# 1604 & 1608 E Avery Street

East Hill - Pensacola

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These two upcoming 4-bedroom, 3.5-bath homes by Sitton Custom Homes will showcase high-end finishes, quality appliances, and thoughtful design throughout.

Nestled in the heart of East Hill, just minutes from Downtown Pensacola and nearby parks, these homes will offer the perfect blend of luxury and livability. The open-concept living area will feature a designer kitchen ideal for gatherings and entertaining, while each bedroom will provide generous space and comfort. The primary suites will include vaulted ceilings and spa-inspired baths with a large shower and soaking tub.

Each home will also include a versatile flex space – perfect for a playroom, office, or media room – along with beautifully landscaped yards that extend the living space outdoors.

Experience where elevated craftsmanship meets family-friendly living in one of Pensacola's most sought-after neighborhoods.





# 1811 N 8th Avenue

East Hill - Pensacola

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Experience timeless design and modern comfort in this new Sitton Custom Homes build in East Hill. Spanning 1,358 square feet, this single-story cottage home showcases elevated craftsmanship, vaulted ceilings, and an open, efficient layout.

The bright living and dining areas flow seamlessly into a gourmet kitchen with custom cabinetry, premium appliances, and a walk-in pantry. The primary suite offers a spa-like bath and walk-in closet, while two additional bedrooms and a guest bath provide comfort and flexibility.

Enjoy over 260 square feet of covered front and rear porches perfect for relaxing or entertaining beneath the oak canopy. With a gas fireplace, impact-rated windows, and energy-efficient construction, this home blends style, function, and modern East Hill living at its finest.





# Manor Circle

Gulf Breeze, FL

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Coming soon from Sitton Custom Homes, this luxury new build in Gulf Breeze will feature over 4,200 square feet of refined design and exceptional craftsmanship. The open-concept plan will include soaring ceilings, a spacious living and dining area, and a gourmet kitchen with custom cabinetry, premium appliances, and an oversized island ideal for entertaining.

The primary suite will offer a spa-inspired bath, large walk-in closet, and private porch access, while additional bedrooms with ensuite or shared baths will provide comfort and privacy for family or guests. Outdoor living will shine with a covered back porch, outdoor kitchen, and pool.

With impact-rated windows, energy-efficient construction, and a three-car garage, this home will reflect Sitton Custom Homes' signature blend of luxury, functionality, and timeless coastal style in one of Gulf Breeze's most sought-after communities.





# 1017 Fairnie Avenue

East Hill - Pensacola

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Experience timeless design and modern comfort in this upcoming Sitton Custom Homes build on Fairnie Avenue in East Hill. Thoughtfully designed for both style and function, this single-story home will feature an open, vaulted living area that flows into a designer kitchen with custom cabinetry, a large island, and a hidden scullery for extra prep and storage.

The primary suite will include a spacious bedroom, walk-in closet, and spa-inspired bath, while two additional bedrooms and a full guest bath will provide comfort for family or guests. A powder bath, mudroom, and laundry room add everyday convenience.

Planned outdoor living spaces include covered front and rear porches perfect for relaxing or entertaining, along with a two-car garage and additional storage. Built with Sitton's signature craftsmanship, elevated finishes, and energy-efficient design, this future home will embody lasting quality and modern coastal style.





# *The Sitton Collection at Lakeview*

East Hill - Pensacola

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Coming soon to the corner of Lakeview and Hernandez – The Sitton Collection at Lakeview, a limited release of six luxury homes by Sitton Custom Homes. Four will line Lakeview Avenue and two will grace Hernandez Street, each thoughtfully designed with open-concept living, vaulted ceilings, and designer finishes.

These homes will showcase Sitton's signature craftsmanship with custom kitchens, spa-inspired primary suites, and inviting covered porches that embrace the charm of East Hill's oak-lined streets.

Experience where style, comfort, and quality will come together to create something truly special – The Sitton Collection at Lakeview.





# *New Construction Homes*



Built by Sitton Custom Homes  
Presented by Katie Gross, Realtor®  
Designed by Linenwood Home

**BERKSHIRE  
HATHAWAY** | **PENFED  
REALTY**  
HOMESERVICES

# Builder Spotlight: Sitton Custom Homes

Redefining Luxury Living – One Home at a Time

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At the forefront of Pensacola's new-construction market, Sitton Custom Homes is redefining what it means to build a luxury spec home. Rooted in craftsmanship, design integrity, and forward-thinking innovation, Sitton delivers homes that are as functional as they are beautiful – where every detail feels intentional and every finish reflects quality.

Unlike traditional builders, Sitton brings a custom-level experience to the speculative home market. Each residence is thoughtfully designed with timeless architecture, elevated finishes, and cohesive style – from vaulted ceilings and handcrafted cabinetry to energy-efficient construction and seamless indoor-outdoor living, perfectly suited for Gulf Coast life.

With a steadfast commitment to excellence at every stage – from site selection to design collaboration – Sitton homes stand apart for their aesthetic, durability, and detail.

Sitton Custom Homes isn't just building houses – they're crafting the next chapter of coastal luxury living in Pensacola.



Crafted with purpose.  
Built with integrity.  
Defined by coastal sophistication.

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