



## 12 MAGRUDER AVENUE, ROCKLEDGE, FL, 32955

<https://austingarnerrealestate.com>

This fixer-upper with solid bones is perfect for investors! This 3-bed, 2-bath home is just steps away from the beautiful serene Indian River; offers immense potential. Primarily block house, with a front and screened-in back porch, a shed, and a manageable size lot. Recent roof. Needs TLC—ideal for a renovation to unlock its charm. In [...]

**\$249,900**

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1150 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.18 sq ft  
**Subdivision Name:** None  
**Lot Size Acres:** 0.18 acres

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 1150 sq ft  
**Year built:** 1952  
**Bathrooms Full:** 2  
**County:** Brevard

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# Building Details

**Construction Materials:** Block, Frame  
**Sewer:** Septic Tank  
**Current Use:** Residential, Single Family  
**Roof:** Shingle

**Architectural Style:** Ranch  
**Heating:** Other, 1  
**Stories:** 1  
**Levels:** One

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# Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Washer Hookup  
**Utilities:** Electricity Connected, Water Connected  
**Parking Features:** Other  
**Appliances:** None  
**Lot Features:** Other  
**Cooling:** Other

**Flooring:** Carpet, Tile  
**Fencing:** Chain Link  
**WaterSource:** Public,  
**Interior Features:** Breakfast Bar, Ceiling Fan(s)  
**Patio And Porch Features:** Front Porch, Rear Porch

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# Fees & Taxes



**Tax Assessed Value:** \$533.54

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## School Information

**HighSchool:** Rockledge

**Middle Or Junior School:** McNair

**Elementary School:** Tropical

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## Miscellaneous

**Road Surface Type:** Asphalt

**Listing Terms:** Cash

**Special Listing Conditions:** Standard

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## Courtesy of

**List Office Name:** Daignault Realty Inc

