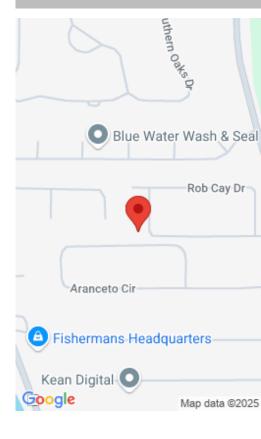


# 1239 GUY ISLAND DRIVE, MERRITT ISLAND, FL, 32952

https://austingarnerrealestate.com

Custom built home with \$122k in thoughtful upgrades: increased comfort and lower Insurance Rates! Impact Windows/Doors (\$32K), Hurricane garage doors w/Wi-Fi (2024) and Hurricane Panels; Entry door (2024), 5-ton HVAC/UV air system (2023), Energy-efficient design home with foam-sealed openings, insulated walls attic insulation improved to R-32 and ventilated soffits. Roof, Gutters, Solar Attic fans and [...]

- . 2 bodo
- 3 baths
- Single Family Residence
- Residential
- Active
- 2787 sq ft





### **Basics**

Category: Residential Type: Single Family Residence

Status: Active Bedrooms: 3 beds

Bathrooms: 3 baths Area: 2787 sq ft

Lot size: 0.34 sq ft Year built: 2004

**Subdivision Name:** Island South **Bathrooms Full:** 2

Lot Size Acres: 0.34 acres Zoning: Residential

**County:** Brevard

# **Building Details**

**Building Area Total: 4654** sq ft **Construction Materials:** Block, Concrete, Stucco

**Architectural Style:** Contemporary **Sewer:** Septic Tank

**Heating:** Central, Electric, 1 **Current Use:** Single Family

Stories: 1 Roof: Shingle

Levels: One

# **Amenities & Features**



Laundry Features: In Unit

Flooring: Carpet, Tile

Fencing: Back Yard, Privacy, Vinyl,

Wood, Fenced

Garage Spaces: 3, 1

**Appliances:** Dryer, Disposal, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer

**Lot Features:** Cleared, Few Trees, Sprinklers In Front, Sprinklers In Rear

**Exterior Features:** Storm Shutters,

**Impact Windows** 

Electric: 200+ Amp Service

**Utilities:** Cable Available, Electricity Available, Water

Available

Parking Features: Attached, Garage, Garage Door

Opener

WaterSource: Public,

Interior Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, His and Hers Closets, Kitchen Island, Smart Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms

Patio And Porch Features: Covered, Rear Porch,

Screened

**Cooling:** Attic Fan, Central Air, Electric

#### Fees & Taxes

Tax Assessed Value: \$783.66 Association Fee Frequency: Annually

#### **School Information**

HighSchool: Merritt Island Middle Or Junior School: Jefferson

**Elementary School:** Tropical

## **Miscellaneous**

Road Surface Type: Asphalt Listing Terms: Cash, Conventional, VA Loan

**Special Listing Conditions:** Standard **Pets Allowed:** Yes

## **Courtesy of**



List Office Name: One Sotheby's International

