



**\$1,775,000**

## **1306 MAGNOLIA DRIVE, INDIALANTIC, FL, 32903**

<https://austingarnerrealestate.com>

In Indialantic by the Sea, this 3,900 sq ft 4BD/3BA home stands apart for its size, systems & standout kitchen. A 627 sq ft upstairs bonus rm adds flexible living, while solid oak & marble tile floors anchor the main level. The 589 sq ft kitchen is a true culinary zone, designed around double islands, [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 3900 sq ft



# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 3 baths	<b>Area:</b> 3900 sq ft
<b>Lot size:</b> 0.36 sq ft	<b>Year built:</b> 1966
<b>Subdivision Name:</b> Indialantic By The Sea	<b>Bathrooms Full:</b> 3
<b>Lot Size Acres:</b> 0.36 acres	<b>County:</b> Brevard

# Building Details

<b>Construction Materials:</b> Frame, Stucco, Brick	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Central, 1	<b>Current Use:</b> Residential, Single Family
<b>Stories:</b> 2	<b>Levels:</b> Two

# Amenities & Features

<b>Laundry Features:</b> Electric Dryer Hookup, Washer Hookup	<b>Flooring:</b> Tile, Wood
<b>Utilities:</b> Electricity Connected, Propane, Sewer Available, Water Available	<b>Fencing:</b> Back Yard, Privacy, Wood, Fenced
<b>Parking Features:</b> Attached, Circular Driveway, Garage, Garage Door Opener, RV Access/Parking	<b>Fireplace Features:</b> Wood Burning
<b>Garage Spaces:</b> 2, 1	<b>WaterSource:</b> Public,
<b>Appliances:</b> Double Oven, Dishwasher, Electric Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, Electric Water Heater, Freezer, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Wine Cooler	<b>Interior Features:</b> Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Kitchen Island, Open Floorplan, Primary Downstairs, Smart Thermostat, Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms
<b>Lot Features:</b> Corner Lot, Sprinklers In Front, Sprinklers In Rear	<b>Patio And Porch Features:</b> Covered, Patio, Side Porch
<b>Exterior Features:</b> Storm Shutters	<b>Fireplaces Total:</b> 1
<b>Cooling:</b> Central Air, Multi Units	



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## Fees & Taxes

**Tax Assessed Value:** \$4,568.60

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## School Information

**HighSchool:** Melbourne

**Middle Or Junior School:** Hoover

**Elementary School:** Indialantic

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## Miscellaneous

**Listing Terms:** Cash, Conventional, FHA, VA Loan **Special Listing Conditions:** Standard

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Compass Florida, LLC

