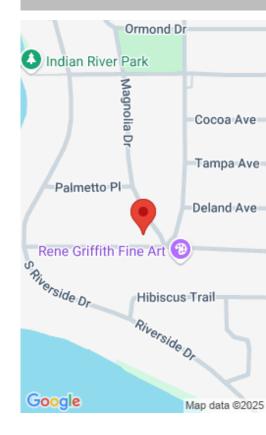


# 1306 MAGNOLIA DRIVE, INDIALANTIC, FL, 32903

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**

**Type:** Single Family Residence Category: Residential

Status: Active Bedrooms: 4 beds

Bathrooms: 3 baths **Area: 3900** sq ft Lot size: 0.36 sq ft Year built: 1966

Bathrooms Full: 3 **Subdivision Name:** Indialantic By The Sea

Lot Size Acres: 0.36 acres County: Brevard

## **Building Details**

Construction Materials: Frame, Stucco, Brick Sewer: Public Sewer

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

Stories: 2 Levels: Two

#### **Amenities & Features**

**Laundry Features:** Electric Dryer Hookup, Washer

Hookup

**Utilities:** Electricity Connected, Propane, Sewer

Available. Water Available

Parking Features: Attached, Circular Driveway, Garage, Garage Door Opener, RV Access/Parking

Garage Spaces: 2, 1

**Appliances:** 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

Lot Features: Corner Lot, Sprinklers In Front,

Sprinklers In Rear

**Exterior Features:** Storm Shutters

Cooling: Central Air, Multi Units

Flooring: Tile, Wood

Fencing: Back Yard, Privacy, Wood,

Fenced

Fireplace Features: Wood Burning

WaterSource: Public.

Interior Features: Breakfast Bar, Builtin 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

Patio And Porch Features: Covered.

Patio, Side Porch

**Fireplaces Total:** 1



#### Fees & Taxes

Tax Assessed Value: \$4,568.60

#### **School Information**

HighSchool: Melbourne Middle Or Junior School: Hoover

**Elementary School:** Indialantic

### **Miscellaneous**

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

Pets Allowed: Yes

# **Courtesy of**

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

