



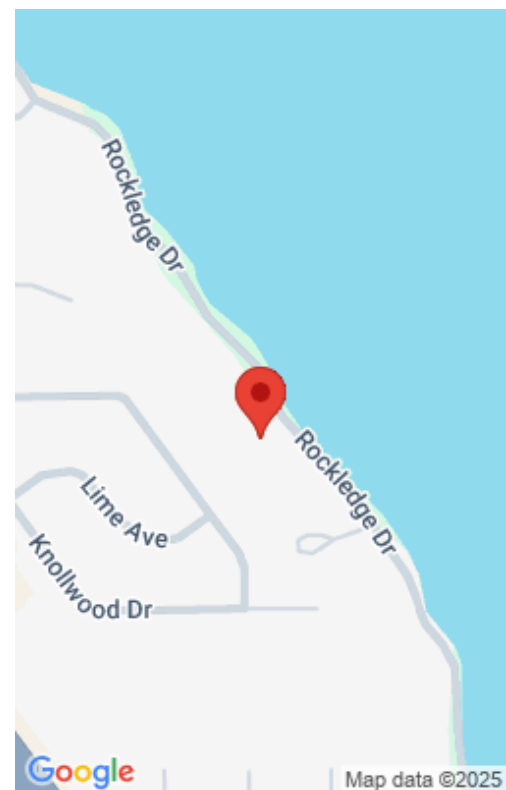
**\$1,799,000**

## **1307 ROCKLEDGE DRIVE, ROCKLEDGE, FL, 32955**

<https://austingarnerrealestate.com>

Nestled along a picturesque and historical road, this 4/bed, 2.5/bath riverfront home offers the perfect blend of timeless charm and modern comfort. Enjoy peaceful mornings from your private dock or relax and unwind in your backyard oasis featuring a sparkling oversized pool w/hot tub and lush landscaping. Step inside and you immediately feel at home. Whether you're curling up at [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 3308 sq ft



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# 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> 3308 sq ft
<b>Lot size:</b> 0.76 sq ft	<b>Year built:</b> 1976
<b>Subdivision Name:</b> Garveys Subd	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.76 acres	<b>Zoning:</b> Residential
<b>County:</b> Brevard	

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# Building Details

<b>Building Area Total:</b> 3766 sq ft	<b>Construction Materials:</b> Block, Frame, Stucco, Wood Siding
<b>Sewer:</b> Septic Tank	<b>Heating:</b> Central, Electric, 1
<b>Current Use:</b> Residential, Single Family	<b>Stories:</b> 2
<b>Roof:</b> Shingle	<b>Levels:</b> Two

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# Amenities & Features



**Laundry Features:** Electric Dryer Hookup, Lower Level, In Unit, Washer Hookup

**Flooring:** Tile, Wood

**Fencing:** Back Yard, Wood, Wrought Iron

**Waterfront Features:** Navigable Water, River Access, River Front, Intracoastal

**Garage Spaces:** 2, 1

**Appliances:** Convection Oven, Dryer, Disposal, Dishwasher, Electric Oven, Electric Water Heater, Induction Cooktop, Refrigerator, Washer

**Lot Features:** Sprinklers In Front, Sprinklers In Rear, Historic Area

**Patio And Porch Features:** Covered, Patio, Terrace

**Fireplaces Total:** 2

**Pool Features:** Electric Heat, Heated, In Ground, Screen Enclosure

**Utilities:** Natural Gas Not Available

**Parking Features:** Garage, Garage Door Opener, RV Access/Parking

**Fireplace Features:** Wood Burning

**WaterSource:** Public, 1

**Interior Features:** Breakfast Bar, Ceiling Fan(s), Entrance Foyer, Kitchen Island, Open Floorplan, Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms

**Spa Features:** Heated, In Ground, Private

**Exterior Features:** Balcony, Boat Slip, Dock, Boat Lift, Impact Windows

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

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## Fees & Taxes

**Tax Assessed Value:** \$10,878.40

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## School Information

**HighSchool:** Rockledge

**Elementary School:** Tropical

**Middle Or Junior School:** McNair

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## Miscellaneous

**Road Surface Type:** Paved

**Special Listing Conditions:** Standard

**Listing Terms:** Cash, Conventional

**Pets Allowed:** Yes





# Courtesy of

**List Office Name:** Dale Sorensen Real Estate Inc.

