



**\$2,200,000**

## **1405 N TROPICAL TRAIL, MERRITT ISLAND, FL, 32953**

<https://austingarnerrealestate.com>

Exquisite To-Be-Built Riverfront Estate. Discover the pinnacle of coastal luxury with this to-be-built masterpiece on a 3.01-acre direct riverfront lot. Designed to embrace both elegance and functionality, this floor plan offers an expansive 2,757 sq. ft. of living space with three bedrooms, three baths, and a private study. The entry opens into a great room [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2757 sq ft





# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 3 baths	<b>Area:</b> 2757 sq ft
<b>Lot size:</b> 3.01 sq ft	<b>Year built:</b> 2025
<b>Subdivision Name:</b> None	<b>Bathrooms Full:</b> 3
<b>Lot Size Acres:</b> 3.01 acres	<b>Rooms Total:</b> 6
<b>Zoning:</b> Residential	<b>County:</b> Brevard



# Building Details

<b>Building Area Total:</b> 4649 sq ft	<b>Construction Materials:</b> Block, Concrete
<b>Sewer:</b> Unknown	<b>Heating:</b> Electric, Heat Pump, 1
<b>Current Use:</b> Unimproved	<b>Stories:</b> 1
<b>Levels:</b> One	



# Amenities & Features



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

**Flooring:** Tile

**Parking Features:** Attached, Garage

**Garage Spaces:** 3, 1

**Appliances:** Convection Oven, Disposal, Electric Cooktop, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave

**Lot Features:** Many Trees

**Exterior Features:** Outdoor Kitchen, Impact Windows

**Cooling:** Central Air, Electric

**Electric:** 200+ Amp Service

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

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

**WaterSource:** Public, 1

**Interior Features:** His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Smart Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Breakfast Nook

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

**Fireplaces Total:** 1

## Fees & Taxes

**Tax Assessed Value:** \$6,791.26

## School Information

**HighSchool:** Merritt Island

**Elementary School:** Mila

**Middle Or Junior School:** Jefferson

## Miscellaneous

**Listing Terms:** Cash, Conventional, VA Loan

**Pets Allowed:** Yes

**Special Listing Conditions:** Standard

## Courtesy of



**List Office Name:** Compass Florida LLC

