



**\$1,000,000**

## **18 VIP ISLAND, GRANT, FL, 32949**

<https://austingarnerrealestate.com>

Experience the ultimate retreat on VIP Island—a private, boat-access-only oasis with 2 lots (yes, the boat is included!). Rebuilt in 2019, this stunning home blends high-end design with breezy, low-maintenance living. Upstairs, soak in panoramic river views through wall-to-wall windows and doors that open to composite decks wrapping three sides. The gourmet kitchen wows with [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2100 sq ft



# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 2 baths	<b>Area:</b> 2100 sq ft
<b>Lot size:</b> 0.28 sq ft	<b>Year built:</b> 2001
<b>Subdivision Name:</b> V I P Vacation Island Playground Sec 1	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.28 acres	<b>Rooms Total:</b> 10
<b>County:</b> Brevard	

# Building Details

<b>Construction Materials:</b> Frame, Fiber Cement	<b>Sewer:</b> Aerobic Septic
<b>Heating:</b> Other, 1	<b>Current Use:</b> Residential, Single Family
<b>Stories:</b> 2	<b>Roof:</b> Metal
<b>Levels:</b> Two	

# Amenities & Features

<b>Laundry Features:</b> Lower Level, In Unit	<b>Flooring:</b> Laminate, Tile
<b>Utilities:</b> Electricity Available, Electricity Connected	<b>Parking Features:</b> Other
<b>Waterfront Features:</b> Navigable Water, River Access, River Front, Seawall, Intracoastal	<b>WaterSource:</b> Private, Shared Well, 1
<b>Appliances:</b> Dryer, Dishwasher, Electric Range, Freezer, Instant Hot Water, Microwave, Refrigerator, Washer	<b>Interior Features:</b> Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms
<b>Lot Features:</b> Cleared, Easement Access	<b>Patio And Porch Features:</b> Covered, Deck, Rear Porch
<b>Exterior Features:</b> Balcony, Dock, Boat Lift, Storm Shutters	<b>Cooling:</b> Multi Units, Split System





## Fees & Taxes

**Tax Assessed Value:** \$4,123.85



## School Information

**HighSchool:** Bayside

**Middle Or Junior School:** Stone

**Elementary School:** Sunrise



## Miscellaneous

**Listing Terms:** Cash, Conventional, Owner May Carry    **Special Listing Conditions:** Standard



## Courtesy of

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

