



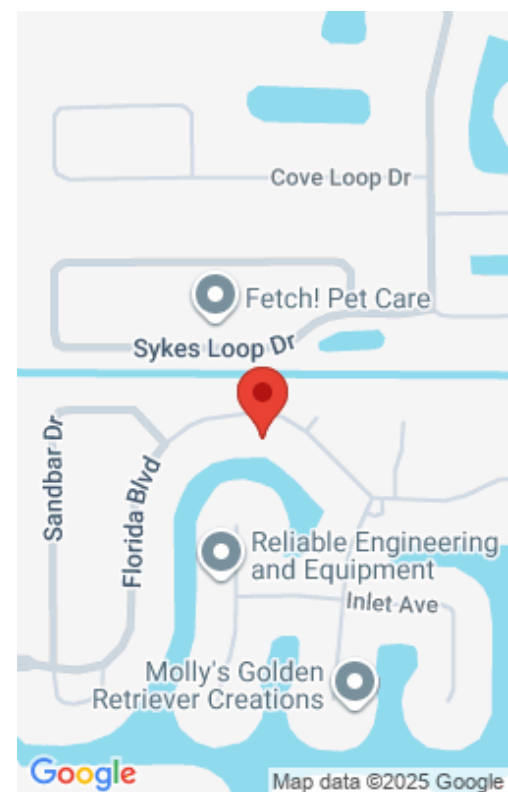
**\$699,999**

## **225 FLORIDA BOULEVARD, MERRITT ISLAND, FL, 32953**

<https://austingarnerrealestate.com>

Huge Price Drop!!! Move-in ready and perfectly situated on a canal, pool and a brand-new seawall for peace of mind. This beautifully updated House boasts 2 Primary Suites, a guest room, 3 full bathrooms, inside laundry, concurrent tile throughout, fresh new interior and exterior paint, hurricane rated windows, new hurricane rated garage door, new Pentair [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 1914 sq ft



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# 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> 1914 sq ft
<b>Lot size:</b> 0.2 sq ft	<b>Year built:</b> 1968
<b>Subdivision Name:</b> Waterway Manor Unit 1	<b>Bathrooms Full:</b> 3
<b>Lot Size Acres:</b> 0.2 acres	<b>Rooms Total:</b> 7
<b>County:</b> Brevard	

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# Building Details

<b>Construction Materials:</b> Block, Stucco	<b>Architectural Style:</b> Ranch, Traditional
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, Electric, 1
<b>Current Use:</b> Residential	<b>Stories:</b> 1
<b>Roof:</b> Shingle	<b>Levels:</b> One

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# Amenities & Features



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

**Flooring:** Tile

**Fencing:** Back Yard, Full, Privacy, Vinyl, Fenced

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

**WaterSource:** Public, 1

**Interior Features:** Ceiling Fan(s), Open Floorplan, Primary Downstairs, Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms, Guest Suite

**Spa Features:** Heated, In Ground

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

**Pool Features:** In Ground, Waterfall

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

**Parking Features:** Attached, Garage, Garage Door Opener

**Garage Spaces:** 2, 1

**Appliances:** Dryer, Disposal, Dishwasher, Electric Oven, Electric Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Washer

**Lot Features:** Other

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

**Cooling:** Central Air, Electric

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## Fees & Taxes

**Tax Assessed Value:** \$2,478.18

**Association Fee Frequency:** Annually

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## School Information

**HighSchool:** Merritt Island

**Elementary School:** Mila

**Middle Or Junior School:** Jefferson

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## Miscellaneous

**Road Surface Type:** Asphalt

**Special Listing Conditions:** Standard

**Listing Terms:** Cash, Conventional, FHA

**Pets Allowed:** Yes





# Courtesy of

**List Office Name:** Daignault Realty Inc

