



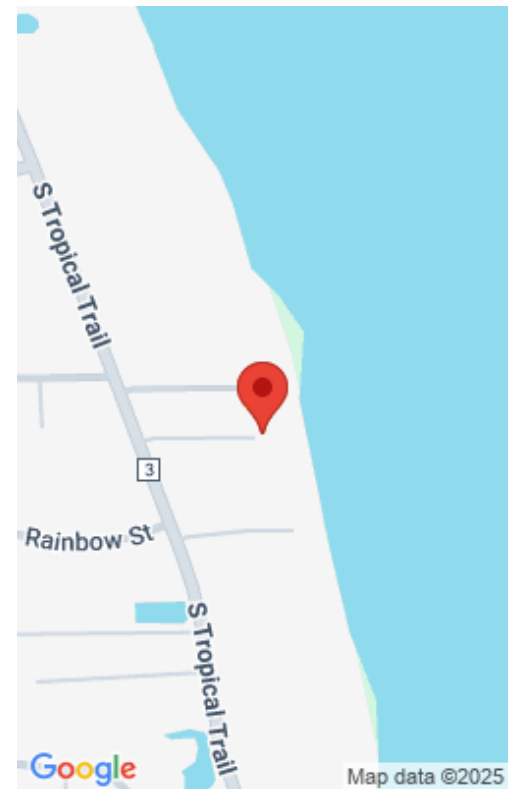
**\$2,190,000**

## **4070 S TROPICAL TRAIL, MERRITT ISLAND, FL, 32952**

<https://austingarnerrealestate.com>

Welcome to 4070 South Tropical Trail... a rare waterfront sanctuary where the Florida dream becomes your everyday reality. Wake up to sweeping views of the Banana River. Spend quiet mornings paddle boarding from your private launch... and gather for golden hour by the firepit, where sunrises feel like art and sunsets never repeat. This 4-bedroom, [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2986 sq ft



# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 2.78 sq ft

**Subdivision Name:** Georgiana Settlement

**Lot Size Acres:** 2.78 acres

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 2986 sq ft

**Year built:** 1991

**Bathrooms Full:** 3

**County:** Brevard

# Building Details

**Building Area Total:** 4427 sq ft

**Sewer:** Septic Tank

**Current Use:** Other

**Roof:** Tile

**Construction Materials:** Frame, Stucco

**Heating:** Central, 1

**Stories:** 2

# Amenities & Features

**Pool Features:** In Ground, Screen Enclosure

**Utilities:** Electricity Connected, Water Connected

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

**Garage Spaces:** 2, 1

**Appliances:** Dishwasher, Electric Range, Refrigerator

**Exterior Features:** Fire Pit, Outdoor Kitchen, Boat Ramp - Private, Storm Shutters

**Cooling:** Central Air

**Flooring:** Carpet, Tile

**Parking Features:** Additional Parking, Attached, Circular Driveway, Garage, Garage Door Opener

**Fireplace Features:** Electric

**WaterSource:** Well, 1

**Lot Features:** Many Trees, Sprinklers In Front, Sprinklers In Rear

**Fireplaces Total:** 1





## Fees & Taxes

**Tax Assessed Value:** \$13,312.80



## School Information

**HighSchool:** Merritt Island

**Middle Or Junior School:** Jefferson

**Elementary School:** Tropical



## Miscellaneous

**Listing Terms:** Cash, Conventional

**Special Listing Conditions:** Standard

**Pets Allowed:** Yes



## Courtesy of

**List Office Name:** LPT Realty, LLC

