



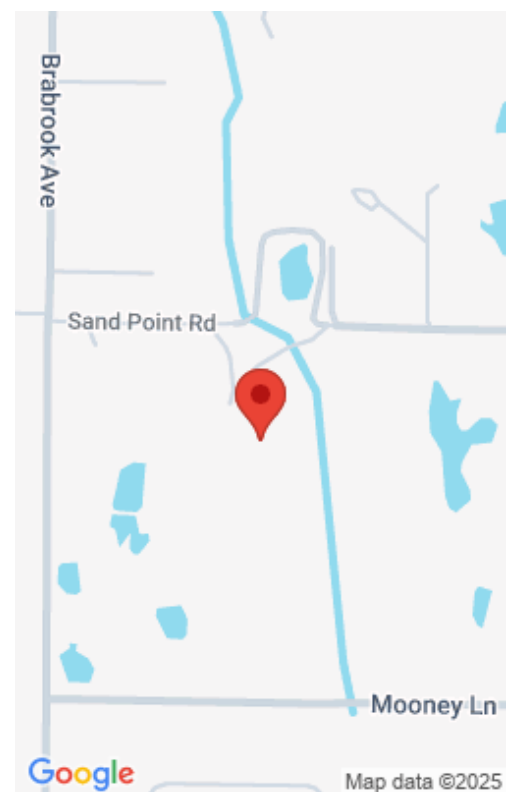
**\$1,250,000**

## **4495 SAND POINT ROAD, GRANT, FL, 32949**

<https://austingarnerrealestate.com>

Escape to nearly 10 acres of peaceful countryside, where farm life meets modern comfort. This unique property features a custom-designed main house with 2 bedrooms and 2.5 baths, easily reconfigurable to add 1-2 additional bedrooms. Upon entering, you'll find a spacious great room with a gas fireplace, premium stone flooring, and an open, oversized gourmet [...]

- 2 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 3654 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3 baths  
**Lot size:** 9.64 sq ft  
**Subdivision Name:** Brabrooks Indian River Subd  
**Lot Size Acres:** 9.64 acres  
**County:** Brevard

**Type:** Single Family Residence  
**Bedrooms:** 2 beds  
**Area:** 3654 sq ft  
**Year built:** 2006  
**Bathrooms Full:** 2  
**Rooms Total:** 7

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# Building Details

**Building Area Total:** 5807 sq ft  
**Architectural Style:** Contemporary  
**Heating:** Central, Electric, Heat Pump, 1  
**Stories:** 2  
**Levels:** Two

**Construction Materials:** Frame, Other  
**Sewer:** Septic Tank  
**Current Use:** Residential, Single Family  
**Roof:** Metal

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# Amenities & Features



**Laundry Features:** In Unit, Upper Level

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

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

**Garage Spaces:** 3, 1

**Appliances:** Disposal, Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Water Softener Owned

**Lot Features:** Cleared, Farm, Few Trees, Dead End Street, Other

**Exterior Features:** Dock, Fire Pit

**Cooling:** Central Air, Electric, Zoned

**Flooring:** Stone, Wood

**Fencing:** Chain Link, Full, Other

**Fireplace Features:** Gas

**WaterSource:** Private, Well,

**Interior Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Walk-In Closet(s), Split Bedrooms, Breakfast Nook

**Patio And Porch Features:** Covered, Porch, Wrap Around

**Fireplaces Total:** 1

## Fees & Taxes

**Tax Assessed Value:** \$4,604.50

## School Information

**HighSchool:** Bayside

**Middle Or Junior School:** Stone

**Elementary School:** Sunrise

## Miscellaneous

**Road Surface Type:** Paved

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

**Special Listing Conditions:** Standard

## Courtesy of



**List Office Name:** Redfin Corp.

