



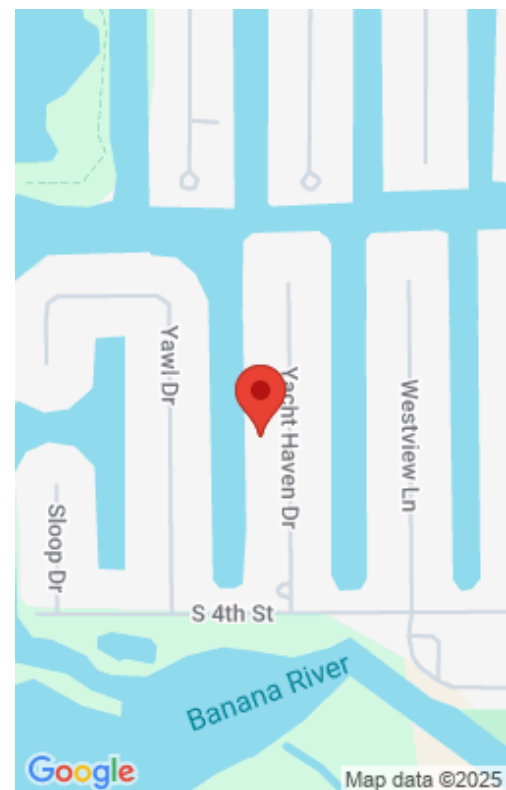
**\$1,250,000**

## **63 YACHT HAVEN DRIVE, COCOA BEACH, FL, 32931**

<https://austingarnerrealestate.com>

Own Your Own Slice of Paradise! This custom-remodeled waterfront home offers the ultimate Florida lifestyle, nestled on a wide, deep-water canal with direct access to the Banana River. Step outside to your private oasis featuring a free-form pool and spa overlooking a boat dock equipped with a 12,000 lb boat lift, power, and fresh water. [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2617 sq ft



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 2 baths	<b>Area:</b> 2617 sq ft
<b>Lot size:</b> 0.22 sq ft	<b>Year built:</b> 1967
<b>Subdivision Name:</b> Yacht Haven Sec 1	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.22 acres	<b>Zoning:</b> Residential
<b>County:</b> Brevard	

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# Building Details

<b>Building Area Total:</b> 3259 sq ft	<b>Construction Materials:</b> Concrete, Stucco
<b>Architectural Style:</b> Ranch	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Central, Electric, Hot Water, 1	<b>Current Use:</b> Residential, Single Family
<b>Stories:</b> 1	<b>Roof:</b> Shingle
<b>Levels:</b> One	

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# Amenities & Features



<b>Laundry Features:</b> In Unit	<b>Pool Features:</b> Fenced, Gas Heat, Heated, In Ground, Waterfall
<b>Flooring:</b> Tile	<b>Utilities:</b> Cable Available, Electricity Connected, Sewer Connected, Water Connected
<b>Fencing:</b> Back Yard, Wrought Iron	<b>Parking Features:</b> Circular Driveway, Garage, Garage Door Opener, Off Street
<b>Waterfront Features:</b> Canal Front	<b>Garage Spaces:</b> 2, 1
<b>WaterSource:</b> Public, 1	<b>Appliances:</b> Dryer, Disposal, Dishwasher, Electric Oven, Electric Water Heater, Microwave, Refrigerator, Washer
<b>Interior Features:</b> Eat-in Kitchen, Walk-In Closet(s), Split Bedrooms	<b>Lot Features:</b> Sprinklers In Front, Sprinklers In Rear
<b>Spa Features:</b> In Ground	<b>Patio And Porch Features:</b> Awning(s), Deck, Front Porch, Patio
<b>Exterior Features:</b> Boat Slip, Dock, Boat Lift, Storm Shutters	<b>Cooling:</b> Central Air, Electric, Wall/Window Unit(s), Split System

## Fees & Taxes

**Tax Assessed Value:** \$7,072.12

## School Information

**HighSchool:** Cocoa Beach      **Middle Or Junior School:** Viera Middle School  
**Elementary School:** Roosevelt

## Miscellaneous

**Listing Terms:** Cash, Conventional, VA Loan    **Special Listing Conditions:** Standard  
**Pets Allowed:** Yes

## Courtesy of



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

