



\$ 779,000



## 1219 Beacon St, New Smyrna Beach, FL 32169

- » Beds: 3 | Baths: 2 Full
- » MLS #: 1114486
- » Single Family | 1,130 ft<sup>2</sup> | Lot: 7,875 ft<sup>2</sup>
- » More Info: [1219BeaconSt.IsForSale.com](https://www.1219BeaconSt.IsForSale.com)



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Price reduction! Welcome to your own Slice of Paradise located in the sought after North Beach Area, just a short walk to both the White Sugar Sands of New Smyrna Beach AND the Intracoastal Waterway. This 3 bedroom, 2 bathroom Bungalow features an open kitchen with all Wood Cabinets, Granite counters, Stainless Steel appliances and beautifully maintained Terrazzo Floors throughout. Rest assured knowing that this Concrete Block home on a large 63' x 125' lot has a New in 2023 Generac Whole House Generator, 2023 Tankless Water Heater, 2022 Roof, 2017 A/C and a termite bond. Are you contemplating purchasing a home without a pool and adding it yourself? Keep in mind that it typically takes 12-18 months to complete a pool project with an investment of at least \$100,000. Now, think about this New in 2023 \$140,000 Backyard Oasis - a 15' x 32' saltwater pool with Heated Spa and a Sun Shelf measuring 12' x 6'. The pool enclosure is bronze and domed, featuring upgraded Fiberglass No-See-Um Screen. Its dimensions are 44' x 36' with wall heights ranging from 8 to 13 feet and Paver Patio, all surrounded by Professionally Landscaped, Low Maintenance, Florida Friendly/Native Plants. Your Furry Friends will love the fenced yard, a secure space to roam and play, after which that Outdoor Shower will sure come in handy. Ample parking in Driveway and Off Street for cars, truck, golf cart or small boat. Walk, hike or jump in your

