

\$745,000 - 735 Pilot Lane 314, Merritt Island

MLS® #1013656

\$745,000

3 Bedroom, 4.00 Bathroom, 1,715 sqft
Residential on 0.12 Acres

River Fly-In, Merritt Island, FL

Introducing a one-of-a-kind living experience tailored for those who cherish the skies and the serenity of water. River Fly-In offers a fusion of luxury living and aviation convenience, with state-of-the-art amenities poised to elevate your lifestyle. With aviation enthusiasts in mind you'll have seamless access to the Merritt Island airport. Embrace the tranquility of waterfront living with breathtaking views. Whether you seek peaceful mornings by the water's edge or thrilling water activities, this lifestyle caters to your every desire. Step into luxurious interiors crafted with meticulous attention to detail. From sleek contemporary designs to premium finishes, each residence offers a sophisticated retreat that perfectly complements its natural surroundings. Whether you're unwinding by the poolside, staying active in the fitness center, or socializing in the clubhouse, The River Fly-In provides an array of recreational options for everyone. The price of each unit includes a designated parking place in the parking garage. Open parking is available in the front parking lot. Additional parking spaces are available in the parking garage for an additional fee. Each unit is slightly different. Some units have white kitchen cabinets, grey, Cherry wood, or black. Counter tops and floors are also unique to each unit but all flooring is tile. Please call to preview the 4 different floorplans and interiors. Unit HOA's vary slightly according to floor plan. HOA's basically cover everything except the electric bill. If



there is a power outage, a large generator maintains operations of the door to the parking garage, elevators and lights. Short term rentals are allowed, 3 day minimum, with certian restrictions, including participating in designated short term rental management company. Otherwise 7 months is the minimum for rentals. Hangars are currently under construction and are available for purchase for additional cost. There will only be 20 boat slips in the marina. Those are also available for additional purchase. A waterfront restaurant will be built down near the marina. The elevated walkways that are in place will lead to the marina.

Buyers agent must accompany prospective buyer to first showing. You can register you buyer with us for additional showings and do not need to accompany.

Built in 2024

Essential Information

MLS® #	1013656
Price	\$745,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,715
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Active

Community Information

Address	735 Pilot Lane 314
Area	253 - S Merritt Island

Subdivision	River Fly-In
City	Merritt Island
County	Brevard
State	FL
Zip Code	32952

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Gated, Jogging Path, Maintenance Grounds, Management - Developer, Management - Off Site, Marina, Pool, Sauna, Spa/Hot Tub, Tennis Court(s), Trash
Utilities	Electricity Available, Sewer Connected, Water Connected
Parking	Garage, Gated, Parking Lot
View	Bridge(s), Trees/Woods, Protected Preserve
Is Waterfront	Yes
Waterfront	Creek, Navigable Water, River Access, River Front

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Entrance Foyer, Guest Suite, His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom -Tub with Separate Shower, Smart Thermostat, Split Bedrooms, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Range, Electric Water Heater, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Water Heater, Ice Maker, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	3
Stories	One

Exterior

Exterior	Concrete
Exterior Features	Balcony, Fire Pit, Outdoor Shower, Tennis Court(s), Impact Windows
Lot Description	Airport Community, Sprinklers In Front, Sprinklers In Rear, Wetlands, Wooded
Roof	Membrane
Construction	Concrete

School Information

Elementary	Tropical
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Middle	Jefferson
High	Merritt Island

Additional Information

HOA Fees	828
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Dale Sorensen Real Estate Inc.
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