# \$745,000 - 735 Pilot Lane 812, Merritt Island

MLS® #1013663

### \$745,000

2 Bedroom, 2.00 Bathroom, 1,344 sqft Residential on 0.11 Acres

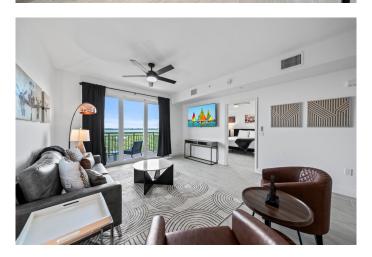
River Fly-In, Merritt Island, FL

River Fly-In is a premier Fly-In community in Merritt Island and a gem for anyone with a passion for flight, sunny days, and waterside views. This Rotax floor plan is open and bright with views of the Airstrip, Sykes Creek and the Bananna River. With 2 bedrooms and 2 1/2 baths our 30 acres of pristine conservation waterfront land, you can enjoy wildlife, running trails and boardwalks. Our Clubhouse has a full kitchen, movie theatre. you can lounge by the pool and relax in our spa facilities that include a gym, sauna, hydrotherapy jetted tub, massage table

It's time for you to step into the extraordinary, and start living everyday like you're on vacation. 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.

2.00

Built in 2064

Bathrooms

#### **Essential Information**

MLS® # 1013663 Price \$745,000

Bedrooms 2

Full Baths 2

Square Footage 1,344
Acres 0.11
Year Built 2064

Type Residential

Sub-Type Condominium

Style Traditional

Status Active

## **Community Information**

Address 735 Pilot Lane 812

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 - Full Time, Marina, Pool, Sauna, Spa/Hot Tub, Tennis Court(s), Trash, Water

Utilities Electricity Available, Sewer Connected, Water Connected

Parking Garage, Gated, Parking Lot

View Creek/Stream, River, Trees/Woods, Water

Is Waterfront Yes

Waterfront Creek, Navigable Water, Ocean Access, River Access, River Front

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Primary

Bathroom -Tub with Separate Shower, Smart Thermostat, Split

Bedrooms, Walk-In Closet(s)

Appliances Disposal, Electric Oven, Electric Range, ENERGY STAR Qualified

Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR

Qualified Water Heater, Microwave

Heating Central

Cooling Central Air

# of Stories 10

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

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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