

\$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.

Built in 2064

Essential Information

MLS® #	1013663
Price	\$745,000
Bedrooms	2
Bathrooms	2.00
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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