

# \$449,000 - 211 Ivory Coral Lane 102, Merritt Island

MLS® #1032796

**\$449,000**

3 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 0.03 Acres

The Isles of Merritt Condo Ph I, Merritt Island, FL

Priced to sell quickly! This Cape Crossing Resort & Marina townhome is being listed well below

recent comps and other active listings in the community. Welcome to this beautiful, clean, and spacious Cape Crossing townhouse conveniently located at Cape Crossing Resort &

Marina, near the 528 Beachline Expressway, Kennedy Space Center, Cocoa Beach, and cruise

ports! This 3 bedroom, 2 1/2 bathroom two-story townhouse is fully furnished, and is zoned for

short-term rental purposes allowing for nightly rentals, and may also be used as a permanent or

seasonal residence, and may be rented short-term or long-term. Buyers can manage their own

rentals or hire a vacation rental property manager. Beautiful finishes to this property include

travertine tile and crown moulding on main level, luxury vinyl plank flooring on second level, and

granite countertops throughout. Dogs allowed, refer to HOA docs for any restrictions. The community amenities include a pool, fitness center, and sauna. On-site dining is available at the

Dolphins Waterfront Bar & Grill, and the nearby marina also has a variety of boat



rentals and  
tours available. Property is being listed below  
comps to provide incentive to buyer in  
recognition  
for monthly HOA dues increases in 2025 and  
to reflect other matters as disclosed in Seller's  
Disclosure. Please refer to Seller's Property  
Disclosure statement for further information.  
Property is being sold As-Is. Buyer and  
Buyer's Agent to verify all information and  
dimensions  
in listing and are encouraged to perform  
adequate due diligence.

Built in 2017

**Essential Information**

MLS® #	1032796
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	0.03
Year Built	2017
Type	Residential
Sub-Type	Townhouse
Style	Other
Status	Active

**Community Information**

Address	211 Ivory Coral Lane 102
Area	250 - N Merritt Island
Subdivision	The Isles of Merritt Condo Ph I
City	Merritt Island
County	Brevard
State	FL
Zip Code	32953

## Amenities

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Available, Other
Parking	Garage, Other
# of Garages	1

## Interior

Interior Features	Other
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Other
Heating	Central, Electric
Cooling	Central Air
# of Stories	2
Stories	Two

## Exterior

Exterior	Other
Exterior Features	Other
Lot Description	Other
Roof	Metal
Construction	Other

## School Information

Elementary	Carroll
Middle	Jefferson
High	Merritt Island

## Additional Information

HOA Fees	767
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Flat Fee MLS Realty
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