

# \$398,000 - 800 S Brevard Avenue 222, Cocoa Beach

MLS® #1035223

**\$398,000**

2 Bedroom, 3.00 Bathroom, 1,627 sqft  
Residential on 0.06 Acres

River Lakes Condo Ph III Bldg 800, Cocoa Beach, FL

**SELLER MOTIVATED MAKE AN OFFER!**  
Cocoa Beach boat lovers—this condo amenities include a BOAT SLIP on a 725-foot dock along the navigable Banana River! Cruise through the Thousand Islands or launch a kayak or paddleboard for endless watersports . Imagine this 2-story, townhome-style end unit designed to your own taste and start enjoying the Florida lifestyle you've always dreamed of—this unit can truly become your dream home! With 1,627 SQ FT of living space, it features a dramatic staircase, open flex room (3rd bedroom/office), spacious owner's suite, and large 2nd bedroom overlooking the river. Surrounded by lush tropical landscaping, ponds & fountains, the community offers a heated pool, clubhouse, and year-round resort feel. From your balcony, take in spectacular sunsets and abundant Florida wildlife. Stroll the nearby dog-friendly beach at sunrise, surf the waves, or enjoy local festivals Downtown. With a 3-month minimum rental, it's also perfect for vacationers or seasonal living

Built in 1974

## Essential Information

MLS® #	1035223
Price	\$398,000
Bedrooms	2



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,627
Acres	0.06
Year Built	1974
Type	Residential
Sub-Type	Condominium
Status	Active

### Community Information

Address	800 S Brevard Avenue 222
Area	272 - Cocoa Beach
Subdivision	River Lakes Condo Ph III Bldg 800
City	Cocoa Beach
County	Brevard
State	FL
Zip Code	32931

### Amenities

Amenities	Boat Dock, Boat Launch, Boat Slip, Cable TV, Clubhouse, Maintenance Grounds, Pool, Trash, Water, Other
Utilities	Cable Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking	Detached, Garage, Garage Door Opener, Guest
# of Garages	1
View	Pond, Pool, River, Water, Intracoastal, Protected Preserve
Is Waterfront	Yes
Waterfront	Navigable Water, Pond, River Access, River Front

### Interior

Interior Features	Ceiling Fan(s), His and Hers Closets, Open Floorplan, Primary Bathroom - Shower No Tub, Split Bedrooms
Appliances	Dishwasher, Double Oven, Electric Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	2
Stories	Two

## Exterior

Exterior	Concrete, Stucco
Exterior Features	Balcony, Boat Slip, Dock, Outdoor Shower, Boat Ramp - Private, Impact Windows, Storm Shutters
Lot Description	Sprinklers In Front, Sprinklers In Rear
Roof	Membrane
Construction	Concrete, Stucco

## School Information

Elementary	Roosevelt
Middle	Cocoa Beach
High	Cocoa Beach

## Additional Information

HOA Fees	699
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Engel&Voelkers Melb Beachside
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