

# \$499,500 - 300 S Banana River Boulevard 301, Cocoa Beach

MLS® #1037015

**\$499,500**

2 Bedroom, 2.00 Bathroom, 1,526 sqft  
Residential on 0.06 Acres

Colonial House Condo, Cocoa Beach, FL

72-HOUR KICK-OUT CLAUSE IN EFFECT. Welcome to this 2-bed, 2-bath TOP-FLOOR END UNIT at Colonial House Condos with a BRAND NEW DOCK with BOAT SLIPS AVAILABLE! This updated home blends comfort and style, with an open floor plan that welcomes tons of natural light to create a warm and inviting atmosphere. High-impact windows and sliders provide enhanced storm protection while offering stunning panoramic views of the Banana River from both the living room and primary bedroom - perfect for enjoying breathtaking sunsets, sunrises, and rocket launches! The kitchen is a true standout, featuring a custom beach-inspired backsplash and ample storage space. Use the flex space off the foyer entry for a home office or extra guest room. A 1-car garage offers additional attic storage space. Residents also enjoy fantastic amenities, including a heated pool and clubhouse. Located minutes from shopping and the beautiful Cocoa Beach, this condo offers the best of both beachside and urban living!

Built in 1981

## Essential Information

MLS® #	1037015
Price	\$499,500
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,526
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Condominium
Status	Active

### **Community Information**

Address	300 S Banana River Boulevard 301
Area	272 - Cocoa Beach
Subdivision	Colonial House Condo
City	Cocoa Beach
County	Brevard
State	FL
Zip Code	32931

### **Amenities**

Utilities	Cable Available, Cable Connected, Electricity Connected, Sewer Connected, Water Available, Water Connected
Parking	Additional Parking, Detached, Garage, Garage Door Opener
# of Garages	1
View	Canal, Pool, River, Water
Is Waterfront	Yes
Waterfront	Canal Front, Navigable Water, River Access, River Front

### **Interior**

Interior Features	Ceiling Fan(s), Entrance Foyer, His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom - Shower No Tub, Split Bedrooms, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	One

### **Exterior**

Exterior	Block, Concrete, Stucco
Exterior Features	Balcony, Courtyard, Dock, Impact Windows
Lot Description	Sprinklers In Front, Sprinklers In Rear
Roof	Tile, Other
Construction	Block, Concrete, Stucco

### **School Information**

Elementary	Cape View
Middle	Cocoa Beach
High	Cocoa Beach

### **Additional Information**

HOA Fees	815
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Florida Lifestyle Realty LLC
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