

# \$799,900 - 2022 Julep Drive 206, Cocoa Beach

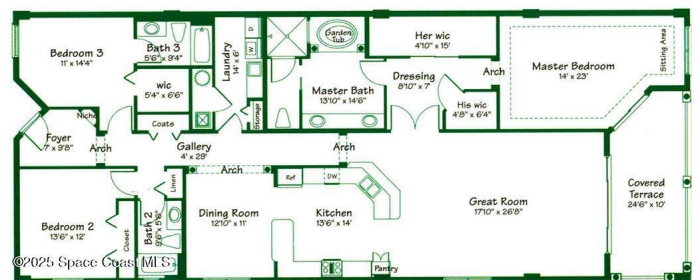
MLS® #1043526

**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,552 sqft  
Residential on 0.04 Acres

Magnolia Bay Condo Ph III, Cocoa Beach, FL

Rare 3rd Floor Corner Unit at Exclusive Magnolia Bay - Where Ocean Breezes Meet Riverfront Tranquility. Welcome to a truly special offering in sought-after Magnolia Bay, Cocoa Beach's hidden gem. This updated 3-bedroom, 3-bathroom NE corner unit boasts 2,552 square feet of luxury living, with spectacular views of both the Banana River and the Atlantic Ocean. Enjoy sunrise over the ocean from your front entry, and unwind to breathtaking sunsets from your screened-in balcony overlooking the river. This unit checks every box: Superior construction with elevated ceilings and rich architectural features. New luxury vinyl plank throughout, all-wood cabinetry, quartz countertops and stainless steel appliances. Spacious 2 car garage parking plus a rare 11'x17' private storage room. No worries here - HOA reserves are strong and the community is fully compliant with all new condo laws and reserve requirements. Magnolia Bay is known for its meticulous maintenance, solid finances, and top-notch amenities including pool, hot tub, exercise room, fishing pier, and clubhouse. Located in peaceful south Cocoa Beach, just steps from the sand and surf, Magnolia Bay offers an ideal balance of serenity and social connection. Enjoy an active, friendly community with regular gatherings and a laid-back, coastal lifestyle. And for frequent travelers, you'll appreciate the easy access to major routes, airports, and cruise ports. This rare corner unit is a must-see. Schedule your



private showing today and experience life at the water's edge.

Built in 2007

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 1043526     |
| Price          | \$799,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,552       |
| Acres          | 0.04        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 2022 Julep Drive 206      |
| Area        | 272 - Cocoa Beach         |
| Subdivision | Magnolia Bay Condo Ph III |
| City        | Cocoa Beach               |
| County      | Brevard                   |
| State       | FL                        |
| Zip Code    | 32931                     |

### **Amenities**

|               |   |
|---------------|---|
| Amenities     | Cable TV, Clubhouse, Elevator(s), Fitness Center, Maintenance Grounds, Park, Pool, Trash, Water                                   |
| Utilities     | Cable Available, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Water Available, Water Connected |
| Parking       | Additional Parking, Assigned, Garage, Parking Lot   |
| # of Garages  | 2   |
| View          | Beach, River  |
| Is Waterfront | Yes   |
| Waterfront    | River Front   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Elevator, Entrance Foyer, Guest Suite, His and Hers Closets, Pantry, Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Walk-In Closet(s) |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer   |
| Heating           | Central   |
| Cooling           | Central Air   |
| # of Stories      | 4   |
| Stories           | Three Or More   |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Block, Concrete, Stucco       |
| Exterior Features | Balcony, Dock, Storm Shutters |
| Lot Description   | Other                         |
| Roof              | Membrane                      |
| Construction      | Block, Concrete, Stucco       |

## School Information

|            |             |
|------------|-------------|
| Elementary | Roosevelt   |
| Middle     | Cocoa Beach |
| High       | Cocoa Beach |

## Additional Information

|                |         |
|----------------|---------|
| HOA Fees       | 845     |
| HOA Fees Freq. | Monthly |

## Listing Details

|                |               |
|----------------|---------------|
| Listing Office | Denovo Realty |
|----------------|---------------|

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