

# \$2,150,000 - 4070 S Tropical Trail, Merritt Island

MLS® #1046485

**\$2,150,000**

4 Bedroom, 3.00 Bathroom, 2,986 sqft

Residential on 2.78 Acres

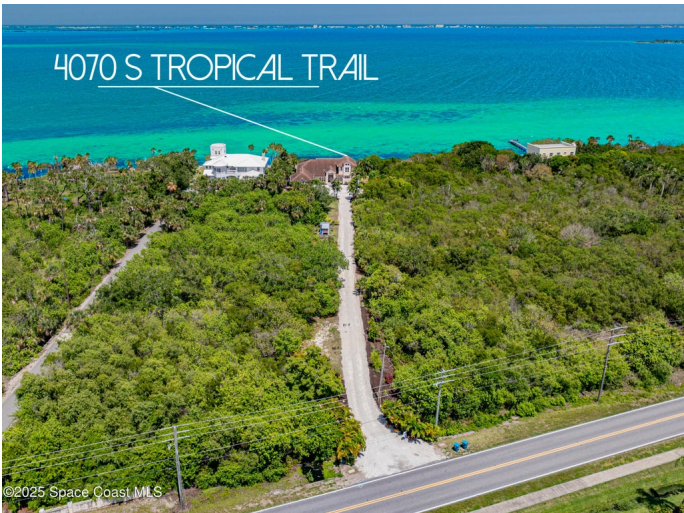
Georgiana Settlement, Merritt Island, FL

Welcome to 4070 South Tropical Trail... a rare waterfront sanctuary where the Florida dream becomes your everyday reality. Wake up to sweeping views of the Banana River (approx 188 ft waterfront). Spend quiet mornings paddle boarding from your private launch... and gather for golden hour by the firepit, where sunrises feel like art and sunsets never repeat. This 4-bedroom, 3-bath estate sits on nearly 3 acres of serene natural land offering refined privacy, without compromising elegance. Inside, vaulted ceilings & soft coastal finishes frame every room with natural light and timeless style. Entertain with ease in the screened-in pool area, cook in the brand-new outdoor kitchen, and toast under the stars surrounded by the sounds of water and tropical breezes. From the widened drive to the expanded interiors and new fireplace, every detail has been thoughtfully updated. If you've been searching for effortless island living with close access to beaches & the mainland, welcome home.

Built in 1991

## Essential Information

MLS® #	1046485
Price	\$2,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,986
Acres	2.78
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

### Community Information

Address	4070 S Tropical Trail
Area	253 - S Merritt Island
Subdivision	Georgiana Settlement
City	Merritt Island
County	Brevard
State	FL
Zip Code	32952

### Amenities

Utilities	Electricity Connected, Water Connected
Parking	Additional Parking, Attached, Circular Driveway, Garage, Garage Door Opener
# of Garages	2
View	Pool, River, Water, Intracoastal
Is Waterfront	Yes
Waterfront	Navigable Water, River Access, River Front, Seawall, Intracoastal
Has Pool	Yes
Pool	In Ground, Screen Enclosure

### Interior

Interior Features	Breakfast Bar, Breakfast Nook, Ceiling Fan(s), Eat-in Kitchen, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Electric Range, Electric Water Heater, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

# of Stories	2
Stories	Two

## **Exterior**

Exterior	Frame, Stucco
Exterior Features	Balcony, Fire Pit, Outdoor Kitchen, Boat Ramp - Private, Storm Shutters
Lot Description	Many Trees, Sprinklers In Front, Sprinklers In Rear
Roof	Tile
Construction	Frame, Stucco

## **School Information**

Elementary	Tropical
Middle	Jefferson
High	Merritt Island

## **Listing Details**

Listing Office	LPT Realty, LLC
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