

# \$899,900 - 33 Yawl Drive, Cocoa Beach

MLS® #1051216

**\$899,900**

3 Bedroom, 2.00 Bathroom, 2,029 sqft

Residential on 0.22 Acres

Yacht Haven Sec 2 First Unit, Cocoa Beach, FL

Drift into Florida coastal living in this HGTV-featuring Cocoa Beach gem! Nestled on an oversized corner lot along one of the most desirable streets in town, this 3-bed, 2-bath canal-front retreat offers direct river and Thousand Islands access from your private deck w/ kayak launch & newer seawall. Enjoy sunny days by the sparkling pool and relaxing nights by the wood-burning fireplace. Inside, find wood-plank tile throughout, cedar beams in the kitchen, cathedral ceilings, and walk-in closets in every bedroom. Upgrades include impact windows, newer impact sliders, a wind-rated garage door, radiant barrier in the attic, cement board siding, & a newer roof plus no cast iron pipes. The underground utilities and paver driveway add charm and convenience. Located minutes from top-rated schools, downtown Cocoa Beach, Ramp Road Park, & with easy walking/biking beach access just moments away, this coastal oasis blends laid-back beach vibes with everyday luxury. Your slice of paradise awaits.

Built in 1985

## Essential Information

MLS® #	1051216
Price	\$899,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	2,029
Acres	0.22
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	33 Yawl Drive
Area	272 - Cocoa Beach
Subdivision	Yacht Haven Sec 2 First Unit
City	Cocoa Beach
County	Brevard
State	FL
Zip Code	32931

### Amenities

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking	Attached, Garage, Garage Door Opener
# of Garages	2
View	Canal, Pool, Water
Is Waterfront	Yes
Waterfront	Canal Front, Navigable Water, River Access, Intracoastal
Has Pool	Yes
Pool	In Ground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Pantry, Primary Bathroom - Shower No Tub, Primary Downstairs, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Double Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

# of Stories	1
Stories	One

### **Exterior**

Exterior	Frame, Composition Siding
Lot Description	Cul-De-Sac
Construction	Frame, Composition Siding

### **School Information**

Elementary	Roosevelt
Middle	Cocoa Beach
High	Cocoa Beach

### **Listing Details**

Listing Office	Compass Florida, LLC
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