

\$1,495,000 - 1306 Magnolia Drive, Indialantic

MLS® #1051656

\$1,495,000

4 Bedroom, 3.00 Bathroom, 3,900 sqft

Residential on 0.36 Acres

Indialantic By The Sea, Indialantic, FL

Nestled in Indialantic by the Sea, this stately Chicago brick home welcomes you with a massive Charleston-style front porch and an equally inviting back porch—perfect for sipping sweet tea, gathering with friends, or enjoying the coastal breeze. The back porch offers a large outdoor space for a TV, protected by a hurricane shutter for year-round enjoyment. Inside, this 4BD/3BA home features a spacious bonus room, solid oak and marble tile floors, and a chef's kitchen with double islands, granite countertops, and premium Miele and Thermador appliances. A wood-burning fireplace adds charm, and there's POTENTIAL FOR A POOL

ALLOWANCE. Upgrades include a new roof (Feb 2025), impact-rated garage door (Apr 2025), new whole-house ductwork (2023), and Trane HVAC (5-yr warranty). Lifetime cabinet and most window warranties convey. Oversized driveway and RV plug blend practicality with coastal lifestyle. Zoned Indialantic & Hoover.

Built in 1966

Essential Information

MLS® #	1051656
Price	\$1,495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	3,900
Acres	0.36
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1306 Magnolia Drive
Area	384-Indialantic/Melbourne Beach
Subdivision	Indialantic By The Sea
City	Indialantic
County	Brevard
State	FL
Zip Code	32903

Amenities

Utilities	Electricity Connected, Sewer Available, Water Available, Propane
Parking	Attached, Circular Driveway, Garage, Garage Door Opener, RV Access/Parking
# of Garages	2
View	Trees/Woods

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Kitchen Island, Open Floorplan, Primary Bathroom - Shower No Tub, Primary Downstairs, Smart Thermostat, Split Bedrooms, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Electric Oven, Electric Water Heater, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, Freezer, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Wine Cooler
Heating	Central
Cooling	Central Air, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior	Brick, Frame, Stucco
Exterior Features	Storm Shutters
Lot Description	Corner Lot, Sprinklers In Front, Sprinklers In Rear
Construction	Brick, Frame, Stucco

School Information

Elementary	Indialantic
Middle	Hoover
High	Melbourne

Listing Details

Listing Office	Compass Florida, LLC
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