

120 & 122 1st Ave, Indialantic - Duplex Remodel Highlights

All new Landscaping including all new sod, clusia privacy hedges, mulch & canary island palm tree

New paver driveway

New 20x20 concrete pads in backyard. Perfect for outdoor BBQ, dining, sitting area or hot tub!

Large 50'x60' backyard for each tenant

New wooden privacy fence

Exterior

Mid-century yet modern aesthetic

Concrete block construction

New Roof 2019

New windows (impact rated) 2025

New front doors (impact rated) 2025

New garage doors (impact rated and insulated)

New paint (Sherman Williams Weathershield 2 coats)

Unique cupola roof feature with new aluminum screening

Rust-free stainless steel house numbers and doorbell

Rust-free black aluminum sconce lighting

New interior framing and floorplan

New fire-rated tenant separation wall to code with stamped plans

New PVC drainpipes & PEX water supply pipes from meter (removed all cast iron)

New electrical disconnect boxes and wiring (removed all old wiring)

New radiant barrier insulation along walls

New R30 insulation sprayed in attic

New wood-look porcelain tile throughout including garage. Bulletproof against sand & water!

New wood baseboards and door trim (No MDF)

New interior paint (Valspar Reserve 2 coats)

New recess lighting and ceiling fans in each room

Kitchen

Open floor plan kitchen with large island designed for entertaining

New, wood kitchen cabinets with 3/4" plywood boxes

15 kitchen cabinets provide ample storage space in each unit

New quartz countertops

New backsplash tile (counter-to-ceiling) with modern dual floating wood shelves in white oak finish

New LED under cabinet ribbon lighting

New Frigidaire appliances (Fridge, Range, Dishwasher)

Bathroom

Large 36"x 60" walk-in shower with large-format glossy porcelain wall tile for easy cleaning

Large 48" vanity with wood drawers and frame construction

New Delta faucets, shower hardware and towel bars

Laundry/ Storage room

Finished laundry/garage storage area with insulated garage door and ceiling

Location

Located in the heart of Brevard's most desirable beach community- Indialantic, Florida

Walking distance to the beach (100 yds), Starbucks (75 yds), Publix, Long Doggers, Bleu Beach Resort Beach Bar, day spa, nail salon and more!

Parking

2 cars per unit on paver driveway

Unrestricted free street parking

General info

Single Family / Duplex zoned property

Built in 1961

Total building square footage = 2052 sq ft (1026 sq ft / unit)

2 beds - 1 bath - 1 storage garage per unit

Lot size 100' x 125' (.287 acres)

Recently completed \$250,000+ top to bottom, inside and out remodel.

Separate water and electrical meters for each unit