

FEATURES & HIGHLIGHTS

Indian River Oaks | 113 River Oaks Rd, Melbourne Beach, FL 32951

LOCATION & LIFESTYLE

- One block to the public beach
- .46-acre lot
- No HOA
- Near the marina and the Indian River
- Room to park a boat
- Private wooded backyard
- Room to add a pool

EXTERIOR FEATURES

- Concrete block construction
- Freshly painted exterior
- Screened porch
- Outdoor shower
- Mature landscaping
- Well is located in the backyard
- Septic tank located in the front yard
- Backyard gazebo is the perfect for place for a picnic or a nap on the hammock

KITCHEN

- White cabinetry
- Granite countertops
- Stainless steel appliances
- Pantry
- Breakfast nook with bay window
- Breakfast bar
- Open to the living and dining areas

INTERIOR FEATURES

- Open split floor plan
- Vaulted ceilings
- Travertine flooring in the main living areas and guest bedrooms
- Luxury vinyl plank flooring in the primary bedroom
- Abundant natural light via sliders and skylight
- Sliders overlooking the backyard
- Interior laundry room with utility sink
- Hall linen/coat closet
- Transom window
- Interior and exterior security cameras can convey
- Attached 2-car garage

YARD & LANDSCAPING

- Large corner lot
- Fully fenced backyard
- Professionally landscaped with decorative curbing
- Lush lawn with irrigation system
- Private irrigation well
- Solar landscape lighting

PRIMARY SUITE

- Oversized two-car garage
- Sliding garage screen door
- Dedicated workshop area
- Extensive built-in storage cabinets

MAJOR SYSTEMS & UTILITIES

- County water
- Septic system
- Irrigation well helps reduce water costs
- Average electric bill approximately \$156/month
- Current annual homeowner's insurance approximately \$2,900
- Washer and dryer approximately one year old and negotiable

WHY YOU'LL LOVE THIS HOME

- Walk to the beach in minutes
- Enjoy boating, fishing, and the Indian River nearby
- Plenty of room for your boat and beach toys
- Rare opportunity to own nearly half an acre beachside with no HOA