

**Residential Factory Built**

**716 Navigators Way , Edgewater, FL 32141**



**L\$164,900** ✓

**1039078 Active**

Area: 82 - Edgewater S:442 to Oak Hill County: Volusia

(6)

**VERIFY SCHOOL / VERIFY TAX / VERIFY FLOOD ZONE**



<b>Bedrooms:</b> 2	<b>Baths/HBaths:</b> 2/
<b>Zoning Code:</b> MH2	<b>Year Built:</b> 1989
<b>City Limits:</b> Yes	<b>Subdivision:</b> Edgewater Landing
<b>Tax ID:</b> 840101000870	<b>Complex Name:</b>
<b>Acreage:</b>	<b>Alternate Key:</b>
<b>Total SQFT:</b> 2,021	<b>Lot Sz:</b> irr
<b>SF Heated/Air:</b> 1,393	<b>Source:</b> Property Appraiser
<b>Pool:</b> Community	<b>Factory Built:</b> Manufactured (HUD)
<b>Pets:</b>	<b>Assessment:</b>
<b>As Is Condition:</b> Yes	<b>No Drive Beach:</b>
<b>Type Street:</b> Asphalt	<b>Between US1 &amp; River:</b> Yes
<b>Water:</b> City	<b>Sewer:</b> City
<b>In Law Suite:</b>	<b># of Stories:</b> 1

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**Water Feature:** Community-Dedicated Acces , Direct Frontage Complex **Water Type:** Intracoastal Access  
**Water-Other:** None

**Directions:** US1 south of 442 approx. 3 miles. Edgewater Landing is on the left. Go to Starboard. Turn right on Starboard and then left on Navigators Way

**Remarks:** LAKEFRONT and path to the riverwalk across the street. Enjoy the breezes from the lake and the river. New carpet in the sunroom, living rom and hallway, new lighting fixtures and ceiling fans throughout, new toilets in both bathrooms and new vanity in the hall bathroom, new outlet and switch covers. Kitchen is in the process of being remodeled and outdoor carpet in the screen room.

**Int Features:** Formal Living Room , Open Floor Plan , Skylights , Smoke Detector , French Doors  
**Ext Features:** Cable TV , Porch , Storage/Shed  
**Appliances:** Dishwasher , Dryer , Microwave , Range , Refrigerator , Washer  
**Asso Fee Cover:** Cable , Clubhouse , Common Area , Pool , Tennis

<b>Heating:</b> Central , Electric	<b>A/C:</b> Ceiling Fan(s) , Central
<b>Land Type:</b> Gated Community	<b>Roof:</b> Urethane Foam
<b>Construction:</b> Frame	<b>Floors:</b> Carpet , Tile , Wood Laminate
<b>Pool:</b> None	<b>Window Trtmnt:</b> Blinds , Included
<b>Garage:</b> Carport	<b>Windows:</b> Single Hung
<b>Hot Water Heater:</b> Electric	
<b>Irrigation:</b> Well	<b>Land Dimensions:</b> Up to .25 acre

<b>Living Room</b>	17.30	16.50	<b>Florida Rm</b>	24.80	11.80	<b>BR 1</b>	11.80	16.60
<b>Family Room</b>			<b>Porch/Balcony</b>	21.70	11.40	<b>BR 2</b>	13.00	11.00
<b>Dining Room</b>	7.90	10.00	<b>Other Room 1</b>			<b>BR 3</b>		
<b>Kitchen</b>	10.80	6.50	<b>Other Room 2</b>			<b>BR 4</b>		
<b>Laundry</b>								

<b># Complex Units:</b>	<b>Unit Faces:</b>	<b>Unit Floor #:</b>	<b>Ground Floor:</b>
<b>Building # of Floors:</b>	<b>Washer/Dryer:</b>	<b>Furnished:</b> No	<b>Minimum Rental:</b>
<b>On-Site Rental:</b>	<b>Assoc. Fee:</b> \$450	<b>Paid:</b> Q	<b>Assoc. Approval Req.:</b>
<b>HOA:</b> Mandatory		<b>Split BR:</b> No	<b>Ground Floor BR:</b> Yes
<b>55+ Community:</b> Yes		<b>Seller shall Pay Title Insurance Y/N:</b> Yes	

**PREPARED BY**



**Helen Harvey**  
**Oceanbreeze Properties**  
 215 Canal Street  
  
 New Smyrna Beach, FL 32168

**Agent Cert. :**  
**Email :** hharveybeach@aol.com  
**Direct Ph# :** (386) 423-7538  
**Other Ph# :** (386) 314-9522  
**Fax Ph# :** (386) 423-8845

