

814 Navigators Way, Edgewater, FL 32141

Listing

Residential/Manufactured Home
1060993 Active

Edgewater S:442 to Oak Hill, Volusia

LP: **\$258,500**
 DOM: **6**



Bedrooms: **2** Baths F/H: **2/** # Stories: **1**
 Split BR: Grnd Flr BR: **Yes** SqFt Htd/Air: **1,586** Total SqFt: **2,684**
 Year Built: **1994** Furnished: **Negotiable**
 Subdivision: **Edgewater Landing**
 Acreage: **0.14** Lot Size: **50x120**
 55+ Community: **Yes** No Drive Beach:
 As Is Condition: **Yes** Factory Built:
 Pool: **Community Pool Inground, Spa**
 Garage: **2 Car Carport, Garage**
 Heating: **Central**
 A/C: **Ceiling Fan(s), Central**
 Hot Wtr Heater: **Electric**
 Btwn US1&River: **Yes** City Limits: **Yes**
 Water: **City** Sewer: **City**
 Legal Desc: **LOT 316 EDGEWATER LANDING PH II MB 43 PGS 31-33 INC PER OR 4446 PG 0806 PER OR 5317 PG 1569 PER OR 5879 PG 2924 PER OR 6580 PGS 2417-2420 INC PER OR 7330 PG 889 PER OR 7581 PG 704**

Directions: **South on US1 to Edgewater, Turn left into Edgewater Landing and through the security gate,take second right on to Starboard Ave, left onto Navigator Way, home is on the right.**

Public Remarks: **Hurry this one won't last long! This is a beautifully updated home in a highly sought after community. Enter the home and the freshly painted family room welcomes you with vaulted ceiling and tons of natural light, to the right the formal dining with stunning new chandelier light feature. Through the french doors you find the informal seating area just off the kitchen, the perfect place for your guests to relax, while you work in the large newly updated space. Stainless steel appliances and fresh tile backsplash add a modern touch to this beautifully functional kitchen. The sliding glass doors lead out into the Florida room with high ceilings, built in bar and separate AC there's even more room for entertaining. Down the hall find the recently updated guest bath and extra bedroom, perfect for guests or home office. Continue down the hall to the large master bedroom and ensuite bath, with his and hers sinks, walk in shower, and separate soaking tub. Out back enjoy some peace and light the grill on the new patio overlooking the private canal. Don't forget the craftsman's dream, over 45 feet of covered work space and 30 foot deep garage, full electric and utility sink means there is space and function for all of your pet projects. Additional upgrades include new plumbing, whole home water softening system, reinforced carport, the list goes on. The community offers tons of amenities as well, tennis, pool, spa, bocce, boat launch, fishing docks the list goes on. Call to schedule your showing today.**

Condo/Homeowner/Dock Association Information

Master Assoc Name: **Edgewater Landing** Master Fee: **\$505.00 Quarterly Mandatory**
 Master Assoc Contact: **TJW Management** Master Phone #: **386-788-4546**
 Association Fee Includes: **Basic Cable TV, Clubhouse, Common Area, Internet, Other-See Remarks, Pool, Security, Tennis**

Water Features

Water Front Feet: Water Frontage: **No** Water View: **No**
 Water Features: **Canal - No Use, Intracoastal View Complex**
 Water Other: **Boat Slip-Community**

Property Information

Int Features: **Bar-Dry/Wet, Breakfast Bar, Ceiling-Cathedral/Vaulted, French Doors, Kitchen-Island, Open Floor Plan, Skylights, Smoke Detector**

Laundry: **Laundry-In Home** Furnished: **Negotiable**
 Appliances: **Cooktop-Electric, Dishwasher, Disposal, Microwave, Oven-Built In, Refrigerator, Water Softener**
 Window Features: **Blinds, Drapes, Single Hung** Floors: **Vinyl**

Ext Features: **Gated Community** Lot Dimensions: **50x120**
 Location Desc: **Manufactured, Vinyl Siding** Irrigation:
 Construction: **Aluminum, Shingle** Road Type: **Asphalt**
 Roof:

Room Type	Floor	LxW	Room Type	Floor	LxW	Room Type	Floor	LxW
Bedroom 1	First	14x14	Bedroom 2	First	12x10	Family Room	First	13x13
Living Room	First	18x12	Kitchen	First	19x9	Dining Room	First	11x8
Florida Room	First	14x15						

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PREPARED BY



Catherine Adams
Welcome Home NSB
306 Trudgeon Dr
Mobile Phone: 386-314-9698

Email: catieadams@hotmail.com
 Direct Ph #: **386-424-0558**
 Other Ph #:
 Fax Ph #: **386-847-8506**



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