

Residential Closed  
MLS# 1027920

27 Indian Village Trail, Cocoa Beach, FL  
32931

List Price: \$825,000  
Close Price: \$760,000

County: Brevard

**Year Built:** 1962  
**Living Area:** 2,099  
**Living Area Source:** Owner  
**Entry Level:** 1  
**Stories:** 1  
**Senior Comm:** No  
**Accy Dwling Unit:** No  
**Lot Size Acres:** 0.2  
**Lot Size SqFt:** 8,712  
**County:** Brevard  
**Gen Cnty Loc:** Central  
**MLS Area Mjr:** 272 - Cocoa Beach  
**Parcel #:** 25-37-22-Dp-0000b.0-0005.00  
**Tax Account:** 2519482  
**Tax Annual Amt:** \$5,623.08

**Sub Type:** Single Family Residence  
**Subdivision:** West Point Add To Snug Harbor Est  
**CDD Fee:** No  
**Accessiblty Feat:** No  
**New Const:** No  
**Pool Private YN:** Yes  
**Pool Features:** In Ground; Salt Water  
**Homestead YN:** Yes  
**Water Body Access YN:** Yes  
**Waterfront:** Yes  
**Water Body:** Canal Navigational to Banana River  
**Waterfront Features:** Canal Front; Navigable Water; River Access; Seawall  
**Water Frntg Ft:** 100  
**Furnished:** Unfurnished  
**Direction Faces:** South  
**Land Lease YN:** No  
**Tax Legal Desc:** WEST POINT ADD TO SNUG HARBOR EST LOT 5 BLK B

<b>Beds Total:</b>	3	<b>Association:</b>	No
<b>Baths Total:</b>	2	<b>Community Fee(s):</b>	No
<b>Baths Full:</b>	2		
<b>Baths Half:</b>	0		
<b>Elem School:</b>	Roosevelt	<b>Garage:</b>	Yes
<b>Middle School:</b>	Cocoa Beach	<b>Garage Spcs:</b>	2
<b>High School:</b>	Cocoa Beach	<b>Carport:</b>	No



**Public Remarks:** WATERFRONT HOME For Sale. You just found a piece of paradise tucked in amongst tropical foliage. Dream location on a navigable canal with access to the Banana River. One and a half short blocks to the Atlantic Ocean. This salt water pool home has a beautiful travertine deck with custom seating, outdoor shower, shed, just bring your imagination and more ideas to fulfill. Kitchen has stainless steel appliances, Wood and tile floors throughout. Three bedrooms, two bathrooms with showers. Home is being sold As Is, unfurnished. From the practical point; the roof was done in 2017, blown in insulation added, AC 2020, Seawall approx 3 years, manual roll down shutters are present on most openings, french door to the canal was replaced with impact glass, there is a manual retractable awning above it, the sea scooter lift was retrofitted, however, the original parts are saved, paved area to accommodate a fire pit on the 100 feet of waterfront. New price \$825K.

**Directions:** 27 Indian Village Trail is located in South Cocoa Beach. Driving South on (A1A) S Orlando Ave, JUST past 16th Street South, turn Right onto Indian Village Trail (west). Driving North on S. Atlantic Ave, make a Left on South 16th Street, and quick turn Right on Indian Village Trail (west). Once on INDIAN VILLAGE TRAIL, it is the 7th house on your right (NO OUTLET-DEAD END STREET)

**Appliances:** Dishwasher; Dryer; Electric Range; Refrigerator; Washer  
**Architectural Style:** Other

**Closing Company Details:** Closing Company Name: Mestdagh, Wall & Hamilton, PA; Closing Company Address: 280 W Canton Ave., Suite 110 Winter Park, FL 32789

**Construction Materials:** Block; Stucco; Other

**Cooling:** Central Air; Electric

**Current Use:** Residential; Single Family

**Electric:** 200+ Amp Service

**Exterior Features:** Courtyard; Outdoor Shower; Storm Shutters

**Fencing:** Vinyl; Wood

**Flooring:** Tile; Wood

**Heating:** Central; Electric

**Interior Features:** Ceiling Fan(s); Eat-in Kitchen; Primary Bathroom - Shower No Tub; Skylight(s)

**Laundry Features:** Gas Dryer Hookup; In Garage; Sink; Washer Hookup

**Legal Details:** Permission Granted to Advertise: Yes

**Levels:** One

**Listing Terms:** Cash; Conventional

**Lot Features:** Many Trees; Sprinklers In Rear

**Non Member Info:** Non-Member Brokerage: FLORIDA ADVANTAGE REALTY GROUP; Non-Member Name: JUSTIN GORE

**Other Structures:** Shed(s)

**Parking Features:** Additional Parking; Garage

**Patio And Porch Features:** Awning(s)

**Pets Allowed:** Yes

**Possession:** Close Of Escrow

**Property Condition:** Fixer

**Rental Restrictions:** No Minimum

**Road Frontage Type:** City Street; County Road

**Road Surface Type:** Asphalt

**Roof:** Membrane; Shingle; Other

**Security Features:** Smoke Detector(s)

**Sewer:** Public Sewer

**Special Listing Conditions:** Standard

**Utilities:** Cable Available; Electricity Connected; Natural Gas Available; Sewer Connected; Water Connected

**View:** Canal; Water

**Water Source:** Public

Provided as a courtesy of

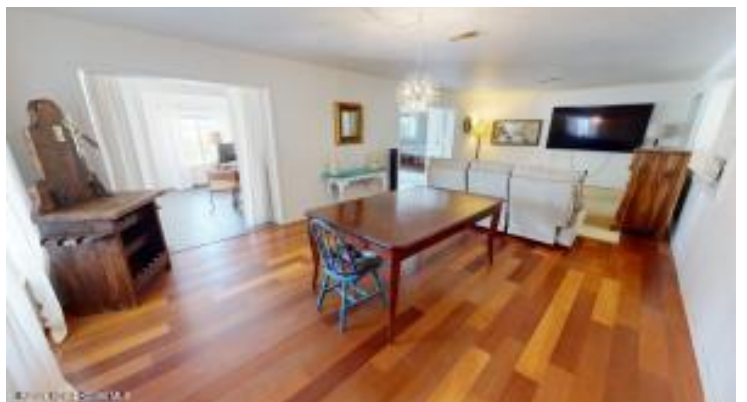


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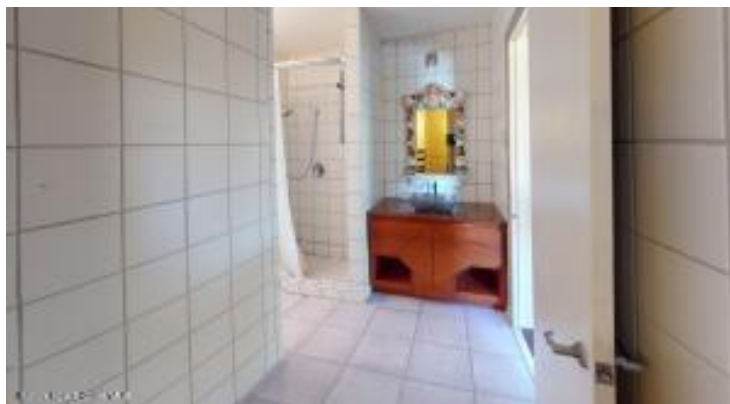
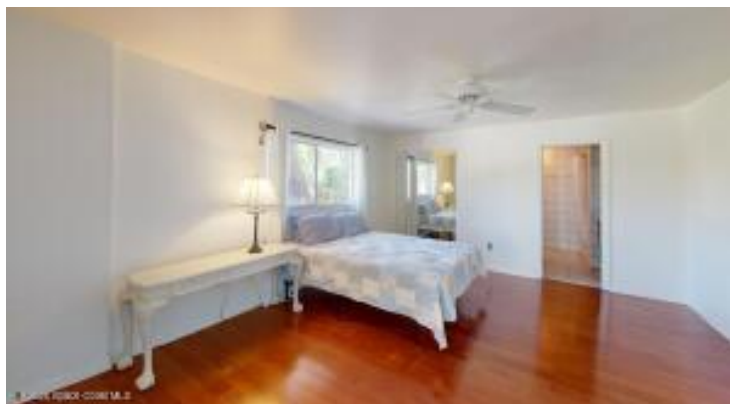
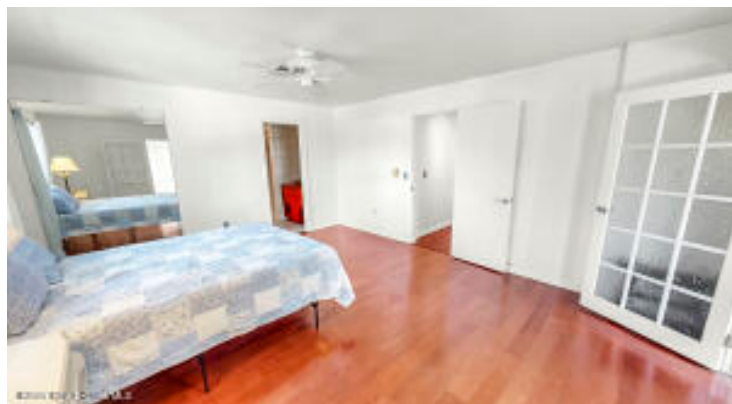




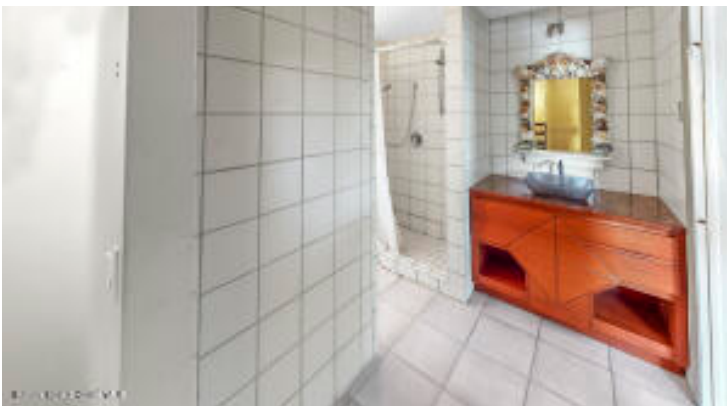


















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