

**DIRECT INTER-COASTAL RIVERFRONT POOL HOME
WITH PRIVATE DEEDED BEACH ACCESS**

327 Island Drive
Melbourne Beach, FL 3295
\$1,950,000.00

Location, location, location. Incomparable direct inter-coastal riverfront pool home was gutted down to bare walls and floors then lovingly renovated from top to bottom with all high end finishes and fixtures. It's move-in ready! The wide open floor plan includes 3,131 sq ft of beautiful, flexible living space w 3 bedrooms on the main floor, plus a separate bonus room that could also be a bedroom. 4 full baths plus 2 half baths. Soaring Ceilings with incredible river views throughout. All new wood-look tile flooring, new tile roof, oversized brick paver driveway, new custom mailbox, pool heater, new AC system, brand new crow's nest (roof-level deck), and a new boulder sea wall for erosion control. And best of all - amazing sunset views throughout this gorgeous home.

The fantastic chef's kitchen is a highlight of the open, split floor plan. High-end stainless steel appliances, large farm style stainless sink, Viking cooktop, French door refrigerator, dishwasher, disposal, double ovens, built in microwave and a wine cooler. 42" solid maple raised panel cabinetry, top-of-the-line granite countertops with tile backsplash. Tons of cabinets - plus a large, walk-in pantry. Kitchen boasts a huge 80" x 32" granite island, storage galore, and lots of raised bar counter space for gathering and entertaining!

Large, open Breakfast room with seamless aquarium type bay window and river view.

Formal Dining Room with 15-light chandelier, high, tray ceiling, and circle top windows than can extend into open space to accommodate a large DR table.

3 main floor BRs – each with its own private full bath, plus two additional half baths. All bathrooms upgraded with high-end Italian marble tile, and custom vanities and mirrors. Beautiful, oversized hallway guest half bath has stained glass window and custom vanity with raised bowl sink.

Master BR (19.5' x 14.5') is on the main floor, with tray ceiling, 2 walk-in closets and slider to the lanai/pool. Remote controlled ceiling fan. New carpet. Gorgeous master bath with double raised panel, Italian marble vanities, giant soaking tub and large shower with seamless glass surround. Separate toilet room with stained glass window.

BR 2 (13' x 14' 4") with walk-in closet and full bath. Large enough for a king-sized guest suite or second master. Remote controlled ceiling fan. New carpet.

BR 3 (11 x 13) high, sloped ceiling, with full bath. Remote controlled ceiling fan. Tile floor.

Very large, open Living Room with high ceilings, rounded wall, triple sliders w transom window above. Opens to lanai. Remote controlled ceiling fan. Gorgeous river and sunset views.

Large, open Family Room (22'-4" x 16') with huge, circle top picture window and gorgeous view of the river. Remote controlled sun screen on the exterior. You will enjoy bright light, colorful sunsets, lots of wildlife and birds with unobstructed views throughout this home.

Bonus Room is a separate space on upper level above the garage. Full bath plus an efficiency kitchen (sink, cabinets, microwave and refrigerator). Lots of options for this space! Great extra guest suite, mother-in-law quarters, bedroom/living space for adult child living at home, office, craft room, or man-cave. Tile floor. Bonus room has separate entry from garage.

Front entry has beautiful hurricane rated leaded glass double doors with travertine front porch flooring.

All outdoor ceilings have been upgraded with low-maintenance tongue and groove solid vinyl. Soffits have also been upgraded.

Oversized 2-car garage has custom, built-in solid wood cabinets and new epoxy floor.

Brick paver lanai with outside shower and separate cabana bathroom. Plenty of room for seating. Large heated pool with full screen enclosure. Brand new Crow's Nest (pressure treated lumber) at roof height for enjoying expanded views up and down the river.

Home is fully hurricane protected – Impact rated windows, accordion shutters on N and S sides of house, and the entire lanai (and all windows and sliders that open onto the lanai) are protected by remote controlled Kevlar screens. No need to move anything inside! These Kevlar screens can also function as sun screens or privacy shades.

Window treatments: Front of house has custom Plantation Shutters. Rear and sides have custom vertical shades and blinds. All new!

One of only five shoreline homes in Riverside Landing, an ocean-to-river community located on the barrier island, with deeded, private beach access (with shower) plus a community fishing pier complete with sandy beach and free kayak/canoe storage. Great, friendly neighbors. You will love watching the fish jump, seeing dolphins, manatees, sea otters, and stingrays - and you can canoe or kayak right from your own back yard, or walk to the beach to watch sea turtles nesting.

Landscaping was updated to include a raised bed featuring a large Canary Island Date Palm tree and colorful pots.

Concrete block and stucco construction

HOA fee is only \$1,000 per year

Electric Heat

New HVAC with 10 year parts and labor warranty

City Water and on lot Septic that has been carefully maintained