



\$ 1,190,000



1603 N Indian River Rd, New Smyrna Beach, FL 32169

- » Beds: 5 | Baths: 3 Full, 1 Half
- » MLS #: 06089242
- » Single Family | 3,743 ft² | Lot: 11,326 ft²
- » More Info: [1603NIndianRiverRd.IsForSale.com](https://www.1603NIndianRiverRd.IsForSale.com)



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OWNER FINANCING AVAILABLE WITH AGREEABLE TERMS. TRANSFERABLE HOME WARRANTY! NEW METAL ROOF INSTALLED NOVEMBER 2022! BEING OFFERED BELOW THE 2022 APPRAISED VALUE!! Experience YOUR NSB Lifestyle in this Classic Florida Beachside Estate on New Smyrna's most coveted road in this highly sought after North Beach neighborhood. Rarely found, this property has a semi-private Intracoastal waterway beachhead just steps from your front door, offering your own personal area for boating, paddle boarding, fishing, nature watching, or simply lounging with a cocktail to enjoy AMAZING evening sunsets. Main living area is set on 2nd story so you may enjoy ocean to river breezes on multiple balconies that are surrounded by palms and shady Florida Oak trees. The authentic Saltillo tile & hardwood floors accent the chef's kitchen which boasts granite countertops, all stainless appliances with commercial grade GAS range and open living dining combo featuring a wood burning fireplace. The fully contained separate residence on 1st floor is ideal for in-laws, winter guests, extended visitors or for use as home office/gym. Additional 1st floor area offers space for storage, additional bedroom, office, private workout space, plus AC'd tool shed/storage. Enjoy peace of mind w/ ungraded sprinkler system on the beautifully landscaped grounds. Bonus storage area for bikes, boards, tools, fishing gear and much

