

# 110 COLEMAN STREET EDGEWATER FL 32141

<https://candiscarmichael.com>



**\*\*Waterfront Living with Tons of Potential in Edgewater!\*\*** Welcome to 110 Coleman, a 3-bedroom, 2-bathroom canal-front home offering both immediate comfort and long-term opportunity. Perfectly positioned with 0 flood history and tons of peace of mind with massive elevation (staircase + seawall.) Enjoy boating and fishing right from your backyard with a private dock, boat [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1621 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRV4945090



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://show.tours/rkW85VGK>

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1621 sq ft

**Year built:** 1999

**SubdivisionName:** SOUTH WATERFRONT PARK

**GarageSpaces:** 2

**Date added:** Added 3 days ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size, sq ft:** 6550 sq ft

**View:** Water

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 18S

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Indian River Elem **Middle Or Junior School:** New Smyrna Beach Middl

**High School:** New Smyrna Beach High

## Property Features



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**Interior Features:** Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet

**Patio And Porch Features:** Deck, Front Porch, Porch, Rear Porch, Screened

**Waterfront Features:** Canal - Brackish, Canal Front, Intracoastal Waterway

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** French Doors, Lighting, Other, Storage

**Window Features:** Skylight(s), Blinds

**Vegetation:** Trees/Landscaped

**Water Source:** Canal/Lake For Irrigation, Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Inside, Laundry Room

**Waterfront YN:** Yes

**Parking Features:** Boat, Driveway, Garage Door Opener, On Street

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Electricity Available, Public, Water Available

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Landscaped, Near Golf Course, Near Marina, Near Public Transit, Paved

## Property Details

**Subdivision Name:** SOUTH WATERFRONT PARK

**Parcel Number:** 85-38-09-00-0870

**Levels:** One

**Direction Faces:** North

**Foundation Details:** Slab

**Construction Materials:** Block, Concrete, Stucco

**Listing Terms:** Cash, Conventional, FHA, VA Loan

## Association Information



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**Association YN:** Yes

**Association Fee:** 25

**Association Fee Frequency:** Annually

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$7,657

**Tax Legal Description:** LOT 87 SOUTH WATERFRONT PARK MB 23 PG 195 PER OR 4405 PG 2428 PER OR 6033 PG 1899 PER OR 7529 PG 2572 PER OR 8237 PG 1482 PER OR 8421 PG 0740

**Tax Lot:** 87

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	24x14	First	14	24
Kitchen	11x11	First	11	11
Primary Bedroom	16x13	First	13	16
Primary Bathroom	7x12	First	12	7
Bedroom 1	14x10	First	10	14
Bedroom 2	10x9	First	9	10
Balcony/Porch/Lanai	38x14	First	14	38



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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**WindowFeatures:** Skylight(s), Blinds

**Utilities:** Electricity Available, Public, Water Available

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** French Doors, Lighting, Other, Storage

**Features:** Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

## Building Details

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block, Concrete, Stucco

**Roof:** Shingle

**Parking:** Boat, Driveway, Garage Door Opener, On-street

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Other Structures:** Storage

**Showing Requirements:** Combination Lock Box, See Remarks, ShowingTime



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