

# 113 FRAN DRIVE NEW SMYRNA BEACH FL 32168

<https://candiscarmichael.com>



Welcome to your slice of New Smyrna Beach! This charming 2-bedroom, 1-bath cottage sits on a HUGE 10,875 sq ft lot just minutes from world-famous NSB beaches, the vibrant Canal Street arts district, and quick I-95 access. Fully renovated in 2023 with an updated kitchen, refreshed bathroom, and real high-end porcelain tile throughout — this [...]

- 2 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 953 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8506163



## Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8506163>

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## Basics

**Bathrooms Full:** 1

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 953 sq ft

**Year built:** 1954

**SubdivisionName:** ELLISON ACRES 02

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Floors:** 1 floor

**Lot size, sq ft:** 10875 sq ft

**View:** Trees/Woods

**ListOfficeName:** LPT REALTY, LLC

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## Location Details

**Township:** 17S

**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Ceiling Fans(s)

**Flooring:** Laminate

**Carport YN:** Yes

**Exterior Features:** None

**Roof:** Shingle

**View:** Trees/Woods

**Sewer:** Septic Tank

**Heating:** Natural Gas

**Appliances:** Range

**Laundry Features:** In Garage

**Carport Spaces:** 1

**Fencing:** Fenced

**Utilities:** Natural Gas Connected

**Water Source:** Public

**Cooling:** Wall/Window Unit(s)

**Furnished:** Unfurnished



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## Property Details

**Subdivision Name:** ELLISON ACRES 02

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 43-17-33-02-02-0110

**Direction Faces:** West

**Construction Materials:** Block

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$3,117

**Tax Legal Description:** LOT 11 BLK B ELLISON ACRES 2 MB 8 PG 249  
PER OR 4837 PG 1209 PER OR 6943 PG 1568 PER OR 7668 PG 3599  
PER OR 7701 PG 3956

**Tax Lot:** 11

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	8x8	First	8	8
Living Room	12x12	First	12	12
Primary Bedroom	10x9	First	9	10
Bedroom 2	12x9	First	9	12

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** None

**Features:** Ceiling Fans(s)

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Wall/Window Unit(s)

**Utilities:** Natural Gas Connected

**Amenities:** Range

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Natural Gas

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple    **Occupant Type:** Vacant

**Other Equipment:** None    **Showing Requirements:** Combination Lock Box, ShowingTime



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