

1800 PENINSULA AVENUE NEW SMYRNA BEACH FL 32169

<https://candiscarmichael.com>



Virtually Staged. Perched on one of the highest elevations on New Smyrna Beach’s sought-after beachside peninsula, this extraordinary Mid-Century Modern residence also known as “Higher Ground” is a rare architectural masterpiece designed by renowned local architect Kevin Schweizer. Situated on nearly half an acre in a desirable, HOA-free community, this 3-bedroom, 3-bathroom home offers over [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3002 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6431814



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 3002 sq ft

Year built: 2011

SubdivisionName: CHANNEL VIEW

GarageSpaces: 1

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 4 floors

Lot size, sq ft: 17760 sq ft

View: Water, Beach

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 17

Elementary School: Coronado Beach Elem

High School: New Smyrna Beach High

Road Surface Type: Asphalt, Dirt, Gravel

Middle Or Junior School: New Smyrna Beach Middl

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Elevator, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Upstairs, Smart Home, Solid Wood Cabinets, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Flooring: Wood

Pool Private YN: Yes

Garage YN: Yes

Garage Spaces: 1

Carport Spaces: 1

Exterior Features: Balcony, Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Private Entrance, Private Yard

Security Features: Secured Garage/Parking, Security Gate

Architectural Style: Mid-Century Modern

Vegetation: Bamboo, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Partially

Appliances: Cooktop, Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

Laundry Features: Common Area, Inside, Laundry Room

Pool Features: In Ground

Attached Garage YN: Yes

Carport YN: Yes

Pets Allowed: Yes

Roof: Metal

Window Features: Skylight(s), Shades

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected

View: Water, Beach

Sewer: Public Sewer

Heating: Central, Natural Gas

Property Details

Subdivision Name: CHANNEL VIEW

Levels: Three Or More

Foundation Details: Slab

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

Parcel Number: 740409000020

Direction Faces: East

Construction Materials: Concrete

Association Information



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Community Features: Golf Carts OK

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$15,071

Tax Legal Description: LOT 2 CHANNEL VIEW SUB MB 8 PG 223
PER OR 4917 PG 2070 PER OR 5740 PGS 2434-2435 PER OR 8715 PG
2446

Tax Lot: 2

Green Building Info

Green Energy Generation: Solar

Rooms



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Room type	Level
Primary Bathroom	Second
Primary Bedroom	Second
Bedroom 1	First
Bedroom 2	First
Bathroom 1	First
Bathroom 2	First
Laundry	First
Kitchen	First
Den	Third
Balcony/Porch/Lanai	Upper
Living Room	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Secured Garage/Parking, Security Gate

WindowFeatures: Skylight(s), Shades

PoolFeatures: In Ground

Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Elevator, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Smart Home, Solid Wood Cabinets, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Golf Carts OK

ExteriorFeatures: Balcony, Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Private Entrance, Private Yard

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected

Amenities: Cooktop, Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

Building Details

ArchitecturalStyle: Mid-Century Modern

Heating: Central, Natural Gas

Roof: Metal

NewConstructionYN: No

Exterior material: Concrete

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Entrance, Private Yard

Occupant Type: Owner

Showing Requirements: Appointment Only, See Remarks



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