

# 2003 GUAVA DRIVE EDGEWATER FL 32141

<https://candiscarmichael.com>



Welcome to this stunning new duplex just minutes from the beautiful shores of New Smyrna Beach. This is for one side only! This modern property offers the perfect blend of style, comfort, and convenience. Each unit features a spacious, open-concept floor plan with 3 bedrooms, 2 bathrooms, and beautiful finishes throughout. From the sleek, contemporary [...]

- 3 beds
- 2 baths
- Residential
- Half Duplex
- Active
- 1500 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5145722



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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/S5145722>

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## Basics

**Bathrooms Full:** 2

**Category:** Half Duplex

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 19096 sq ft

**SubdivisionName:** FLORIDA SHORES 01

**GarageSpaces:** 1

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1500 sq ft

**Year built:** 2024

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 18

**Road Surface Type:** Asphalt

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## Property Features

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

**Flooring:** Laminate

**Garage YN:** Yes

**Garage Spaces:** 1

**Roof:** Shingle

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Cooktop, Dishwasher, Disposal, Freezer, Ice Maker, Microwave

**Laundry Features:** In Kitchen

**Attached Garage YN:** Yes

**Exterior Features:** Lighting, Private Mailbox, Sliding Doors

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Heat Pump



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## Property Details

**Subdivision Name:** FLORIDA SHORES 01 **Parcel Number:** 8402-01-06-6370-0  
**Levels:** One **Direction Faces:** East  
**New Construction YN:** Yes **Foundation Details:** Block  
**Construction Materials:** Block **Listing Terms:** Cash, Conventional, FHA, VA Loan  
**Property Condition:** Completed

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual  
Amount:** \$7,671

**Tax Legal Description:** A portion of Lot 6638, and all of Lots 6639 and 6640, Block 214 of FLORIDA SHORES UNIT NO. 7, according to the plat thereof as recorded in Map Book 23, Page(s) 117 and 118

**Tax Lot:** 6637

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x14	First	14	12
Bedroom 2	10x11	First	11	10
Bedroom 3	10x10	First	10	10
Bathroom 1		First		
Kitchen		First		
Living Room		First		

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Lighting, Private Mailbox, Sliding Doors

**Features:** Ceiling Fans(s), Thermostat

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Public

**Amenities:** Convection Oven, Cooktop, Dishwasher, Disposal, Freezer, Ice Maker, Microwave

## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block

**Heating:** Heat Pump

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Combination Lock Box



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