

304 PORTSIDE LANE EDGEWATER FL 32141

https://candiscarmichael.com



REDUCED PRICE! YOU OWN THE LAND! NO LOT RENT! Welcome to Edgewater Landing, a sought-after 55+ active community in beautiful Edgewater, Florida! This charming 3 bedroom, 2 bath home offers comfortable living with a spacious layout designed for everyday convenience and easy Florida living. Enjoy a bright Florida room, perfect for relaxing with your morning [...]

- 3 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1818 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRNS1088581



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/NS1088581>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Category: Manufactured Home

Type: Residential

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Floors: 1 floor

Area, sq ft: 1818 sq ft

Lot size, sq ft: 6291 sq ft

Year built: 1993

SubdivisionName: EDGEWATER LANDING PH 01

ListOfficeName: LPT REALTY, LLC **ListAOR:** mfrmls

Location Details

Township: 18S

Road Surface Type: Asphalt

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: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Luxury Vinyl

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Utilities: Public

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Washer

Laundry Features: Inside, Laundry Room

Exterior Features: Rain Gutters

Window Features: Skylight(s), Blinds, Drapes, Rods, Window Treatments

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: EDGEWATER LANDING PH 01

Levels: One

Foundation Details: Crawlspce

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 8401-01-00-1980

Direction Faces: East

Construction Materials: Metal Siding

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities: Fitness Center, Gated, Pickleball Court(s), Pool, Shuffleboard Court, Spa/Hot Tub, Storage, Trail(s)

Association Fee: 775

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Recreational Facilities, Security

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Tennis Court(s)

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount:
\$4,103

Tax Legal Description: LOT 198 EDGEWATER LANDING PHASE I MB
42 PGS 65-67 PER OR 5063 PG 1733 PER OR 7604 PG 0403 PER OR
7723 PG 3954 PER OR 8581 PG 4140

Tax Lot: 198

Rooms



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Room type	Dimensions	Level	Length	Width
Dinette	13x5	First	5	13
Kitchen	16x13	First	13	16
Family Room	15x13	First	13	15
Dining Room	13x11	First	11	13
Living Room	16x13	First	13	16
Bathroom 1	16x9	First	9	16
Bedroom 1	12x10	First	10	12
Bedroom 2	11x10	First	10	11
Primary Bedroom	15x13	First	13	15
Primary Bathroom	10x7	First	7	10
Utility Room	9x7	First	7	9
Florida Room	18x10	First	10	18

Amenities & Features



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Tennis Court(s)

ExteriorFeatures: Rain Gutters

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Thermostat, Walk-In Closet(s), Window Treatments

GarageYN: No

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Skylight(s), Blinds, Drapes, Rods, Window Treatments

Utilities: Public

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Washer

Building Details

NewConstructionYN: No

Exterior material: Metal Siding

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Showing Requirements: ShowingTime

Occupant Type: Vacant

Other Structures: Storage



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