



\$ 649,900



6823 Engram Rd, New Smyrna Beach, FL 32169

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: 1074575
- » Single Family | 1,702 ft<sup>2</sup> | Lot: 4,792 ft<sup>2</sup>
- » More Info: [6823EngramRd.IsForSale.com](https://www.6823EngramRd.IsForSale.com)



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Welcome to your Coastal Paradise at 6823 Engram Road! This Relaxing and Inviting Beach Home is just Steps to the Ocean AND Intracoastal Waterway. Almost every inch has been Updated and Improved. On the outside, this beach retreat is Freshly Painted, new Exterior Doors, Hurricane Impact Windows and French Doors. New Gutters, Irrigation, Pavers and Landscaping. No worries about a New Roof as this one was replaced in 2018 and the A/C units were replaced in 2019 and 2022. If you want to press the Easy Button in making your beachside dreams a reality this home conveys with Furnishings, with minor exclusions. Most furnishings are about One Year Old and were purchased to Fit the Space Perfectly. Living room furniture is Custom and Upholstered in performance fabrics that will make beach living stress free. This home boasts a flexible layout with two Primary Suites, one upstairs and one down. The downstairs In-Law/Guest Suite also features Private Entry, a spacious Living Area, Full Bath, and Bedroom; existing plumbing for a Kitchenette. Make this 1st floor Flex Space for Guest, In-Laws, Work, Work Out, or Play Room. Upstairs you'll find the Main Living area with a Chef's Delight Kitchen, Open Floor Plan Living Room, Dining Room, 2 Large Bedrooms, Master Ensuite, Guest Suite and Powder Room. The upstairs Primary Bathroom has been completely remodeled with a Curb Entry Shower with Glass Doors, finished in

