

**MLS# 69379 2347 S FLETCHER AVENUE**



Residential  
**Prop Sub Type:** Residential  
**Area:** Ar 3 Beaches, Sub 1 Ocean View  
**Subdivision:** Hambys Addition to Fernandina Beach  
**City:** Fernandina Beach **Zip Code:** 32034  
**List Price:** \$729,000  
**Status:** Active  
**Builder Name:** ART SANCHEZ  
**Year Built:** 2016  
**Lot Size:** 49 X 100  
**SqFt Source:**  
**Bed Total:** 4  
**F/P Baths:** 3/1  
**Heated SqFt:** 2,560

**Remarks**

New Const. OCEAN VIEW within 100 yrd to 2 bch access. Dream home at the beach with 4 BR 3.5 bths. perfect for that multi family investment or permanent residence or rental. Enjoy all that Amelia has to offer. New build under construction. If your buyer would like to meet with the builder/owner let me know and we will arrange it

**Tax Information**

**Parcel Number:** 00-00-31-114A-0048-0000 **Zoning:** R2 **Lead Based Paint:** No  
**Deed Restrictions:** Yes **Flood Zone:** TBD **Special Assessment:** No  
**Legal:** LOT 48 & 15 DR OD LOT 54 HAMBYS SUB IN OR 1441/341 (EX OR 203/683)

**Interior Information**

**Appliances:** Refrigerator, Stove, Microwave, Dishwasher, Disposal, Washer, Dryer  
**Interior:**  
**Design:** Two Story  
**Heating:** Heat Pump Air to Air  
**Cooling:** Heat Pump Air to Air  
**Floors:**  
**Windows:** Thermo pane  
**Utility Rm:** Utility Room, In House

Room Type	Dimensions	Level	Flooring	Room Type	Dimensions	Level	Flooring
MasterBedroom	12X18	Upper	Wall to Wall Carpet, Wood, Tile				

**Exterior Information**

**Exterior:** Irregular lot size  
**Parking:** /Driveway  
**Construction:** Other-See Remarks  
**Stage Construction:** Under Construction  
**Roof:** Shingle  
**Porch Type/Dimens:** Screened, Front, Deck, Rear  
**Pool:** Other-See Remarks  
**Garage Dim:**  
**Water:** Public  
**Sewer:** Public  
**Road:** Paved  
**Carport Dim:**  
**Boat Access:**  
**Frontage:** Ocean View

**Community Information**

**CDD/Fee Ann/Per:** No **HOA Annual Fee:** No **Maint/Fee Mo:**

**Directions**

South Fletcher avenue to 2347



This Information is deemed reliable but is not guaranteed. Friday, March 31, 2017 10:36 AM