



\$ 795,000



2401 S Atlantic Ave Apt D301, New Smyrna Beach, FL 32169

- » Beds: 2 | Baths: 2 Full, 1 Half
- » MLS #: 1211886
- » Condominium | 1,192 ft² | Lot: 4.47 acres
- » More Info: [2401SAtlanticAveAptD301.IsForSale.com](https://www.2401SAtlanticAveAptD301.IsForSale.com)



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Welcome to this Coastal Living 5th-floor Corner/End Unit at The Pelican, a Direct Oceanfront 2-story Townhome offering 2 bedrooms and 2.5 baths with breathtaking, unobstructed Views of the Ocean and Beach and a very private balcony. Step inside to be greeted by Panoramic Vistas from both the Living Area and Primary Bedroom, where Spectacular Sunrises set the tone for Luxurious Coastal Living. Completely Renovated and Fully Furnished as shown, this home boasts High-End Finishes including Custom Cabinetry, Quartz Countertops, and Refinished Ceilings with Recessed Lighting. Plantation Shutters on all west-facing Windows, perfectly frame the Expansive Views. A newer Circuit Breaker Panel with surge suppression and Wind-Rated Impact Windows and Sliding Doors add modern convenience and Peace of Mind. Both En-Suite Bedrooms are thoughtfully positioned upstairs, ensuring Privacy and a serene Retreat from the Main Living Areas. Convenience of Washer/Dryer and TWO owner closets in the unit. Residents also enjoy access to a Resort-Like array of Amenities such as an inviting Clubhouse, Oceanfront Pool area with Two Pools (one heated seasonally), Shuffleboard, and Gas Grills. The property, renowned for its Exceptional Management and LOW COA FEES, underwent a major Building Renovation in July 2022 that included Concrete Restoration, a New Roof, Railings, Deck Coatings, and updated Pool Furniture.

