

# FOR SALE

## Residential Income Property

*634 & 644 North River Drive, Stuart, Florida*

**Spacious & Breezy**  
**2BR / 2Bath Duplex with 2-Car Garages**  
**plus 1 BR / 1Bath Guest Apt**



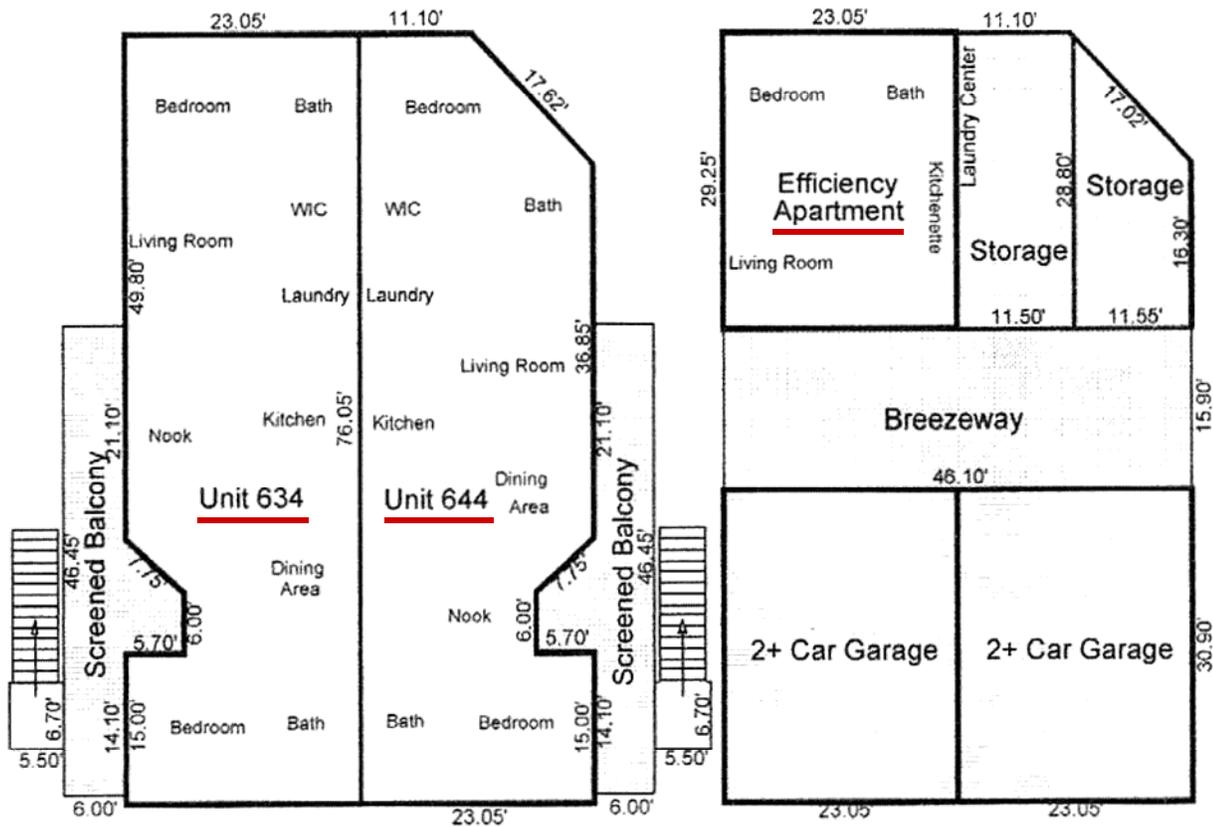
- **Unit 634: 1,703sf / Unit 644: 1,626sf**
- Both Units: Split BRs w/ Baths, Walk-in Closets
- Open Floor Plans, Large Laundry & Utility Rm in each
- Screened Balconies, Ground Floor Storage Rooms
- 674sf Guest Apt: 1BR / 1Bath on Ground Floor
- .41ac Lot in desirable North River Shores area
- Convenient Location in Quiet Neighborhood

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**& co.** **772-468-8306**  
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**\$389,000.**



## Building Sketch

Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	Efficiency Apartment	674.2125	
	Unit 644	1626.4138	
	Unit 634	1703.7900	4004.4163
P/P	Breezeway	732.9900	
	634 Screened Balcony	327.8625	
	644 Screened Balcony	327.8625	
	Landing	36.8500	
	Landing	36.8500	1462.4150
GAR	2 Car-Garage (634)	712.2450	
	2 Car-Garage (644)	712.2450	1424.4900
OTH	Storage 1	336.2850	
	Storage 2	260.4525	596.7375
<b>TOTAL LIVABLE (rounded)</b>			<b>4004</b>

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
<b>Efficiency Apartment</b>		
	23.05 x 29.25	674.2125
<b>Unit 644</b>		
0.5 x	12.95 x 11.95	77.3763
0.5 x	5.70 x 5.25	14.9625
	6.25 x 26.25	164.0625
	11.95 x 36.85	440.3575
	5.70 x 15.00	85.5000
	11.10 x 76.05	844.1550
<b>Unit 634</b>		
0.5 x	5.70 x 5.25	14.9625
	17.35 x 26.25	455.4375
	5.70 x 15.00	85.5000
	23.05 x 49.80	1147.8900
<b>11 Areas Total (rounded)</b>		<b>4004</b>

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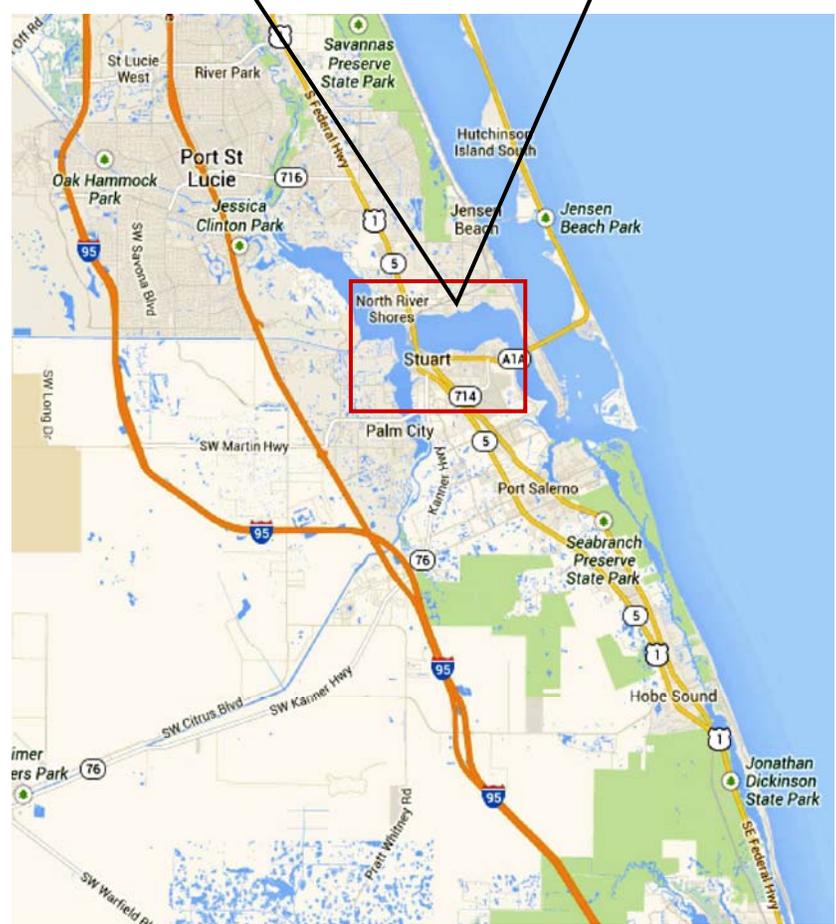
Ground Floor Guest Apartment

Garage & Breezeway





This unusual Multi-unit Residential property has potential as an absentee owner investment or as an owner live-in with tenants. The large 2<sup>nd</sup> floor units have a pleasant spaciousness and abundant closet & storage space. North River Shores is well known locally as a lovely, quiet neighborhood with immaculately maintained homes. This location is convenient to both shopping and entertainment and has good access to U.S. Hwy 1, Stuart's business district and the beaches.



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