

# Hamptons

INTERNATIONAL



**1300 Avenue H, Marathon, FL 33050**

4  4 

**£1,570,000**

**(\$2,099,000)**

## Property details



### Key features

- **Basement: None**

### Attributes

-  **Swimming pool**
-  **Garage**
-  **Near golf course**
-  **Near to beach**
-  **Garden**

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## Description

Welcome to this newer 2021-built CBS home in the desirable Coco Plum Beach area, offering modern construction, generous living space, and a beautiful connection to the natural beauty of the Florida Keys. This 4-bedroom, 4-bath residence offers approximately 3,010 square feet of finished living area, a metal roof, and approximately 1,046 square feet of covered porches for seamless indoor-outdoor living. Built especially high for peace of mind, even the garage sits approximately one foot above base flood elevation. Inside, the home features a bright open layout with spacious living and dining areas, oversized bedrooms, and a beautifully designed kitchen with custom cabinetry, natural stone countertops, and a propane stove. Additional features include a whole-house generator, propane water heater, and a 500-gallon built-in fuel tank. The large primary suite includes a private porch overlooking the Atlantic, open water views, an oversized walk-in closet, and attractive bathrooms with walk-in showers. Situated on a half-acre double lot surrounded by lush mangroves, the property offers a peaceful, tucked-away setting directly across from the beach. Enjoy privacy, tropical surroundings, an orchid garden, cistern, fenced yard, and exceptional outdoor living potential. Seller has completed preliminary planning for a future pool and landscape design, with a conceptual pool rendering, pool quote, landscape quotes, and scale drawings available upon request. Final design, permitting, pricing, and installation to be verified by buyer. Boaters will love the approximately 80-foot ipe dock with power, water, and cleats, plus a turning basin suited for a larger boat or multiple-boat configuration. With deep draft water and ocean access, this is a rare opportunity for serious boating. Additional features include a ranch-style entrance, large 660-square-foot garage/workshop, extra lower-level utility space, and a golf cart-friendly neighborhood.

























































**TOTAL: 2984 sq. ft**

1st floor: 1018 sq. ft, 2nd floor: 1966 sq. ft

EXCLUDED AREAS: GARAGE: 554 sq. ft, WORKSHOP: 317 sq. ft, COVERED PATIO: 354 sq. ft,

PATIO: 122 sq. ft, PORCH: 97 sq. ft, BALCONY: 516 sq. ft,

WALLS: 197 sq. ft

Measurements Deemed Highly Reliable But Not Guaranteed







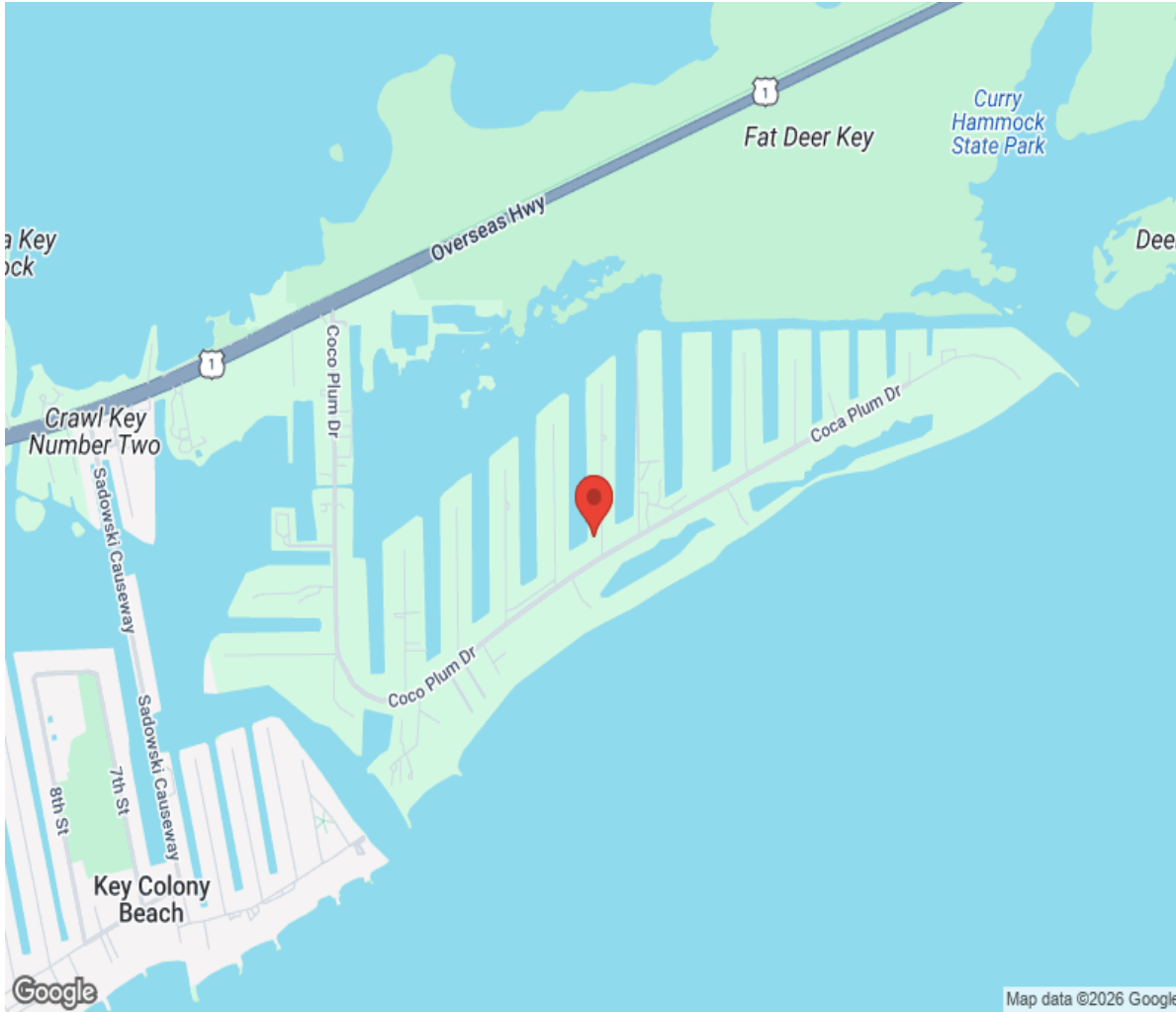
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# Location

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