



**\$385,000**

## **1075 EGRET LAKE WAY, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Multiple offers received, Highest and best by 12:00 June 30th  
.Situated on a peaceful 0.22 acre lot with tranquil views of Twin Creeks Park! This single family home offers the perfect blend of comfort, style, and location ideal for families looking to plant roots in a welcoming community. This 3 bedroom, 2 bathroom residence includes [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1863 sq ft



# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2 baths	<b>Area:</b> 1863 sq ft
<b>Lot size:</b> 0.22 sq ft	<b>Year built:</b> 1998
<b>Subdivision Name:</b> Crane Creek Unit 2 Phases 1 and 2	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.22 acres	<b>Zoning:</b> Residential
<b>County:</b> Brevard	

# Building Details

<b>Building Area Total:</b> 2503 sq ft	<b>Construction Materials:</b> Concrete, Stucco
<b>Architectural Style:</b> Traditional	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Electric, 1	<b>Current Use:</b> Residential, Single Family
<b>Stories:</b> 1	<b>Roof:</b> Shingle
<b>Levels:</b> One	

# Amenities & Features

<b>Laundry Features:</b> Lower Level, In Unit	<b>Flooring:</b> Laminate
<b>Utilities:</b> Cable Available, Electricity Available, Water Available, Water Connected	<b>Association Amenities:</b> Maintenance Grounds, Park, Playground, Management - Full Time
<b>Parking Features:</b> Attached, Garage Door Opener	<b>Garage Spaces:</b> 2, 1
<b>WaterSource:</b> Public,	<b>Appliances:</b> Dryer, Disposal, Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer
<b>Interior Features:</b> Breakfast Bar, Ceiling Fan(s), Open Floorplan, Primary Downstairs, Walk-In Closet(s), Primary Bathroom - Tub with Shower, Split Bedrooms	<b>Lot Features:</b> Few Trees, Sprinklers In Front, Sprinklers In Rear
<b>Patio And Porch Features:</b> Patio, Porch, Screened	<b>Cooling:</b> Central Air, Electric



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## Fees & Taxes

**Tax Assessed Value:** \$2,027.92

**Association Fee Frequency:** Annually

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## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Kennedy

**Elementary School:** Quest

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## Miscellaneous

**Road Surface Type:** Asphalt

**Listing Terms:** Cash, Conventional, FHA, VA  
Loan

**Special Listing Conditions:** Owner Licensed RE

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## Courtesy of

**List Office Name:** Keller Williams Realty Brevard

