



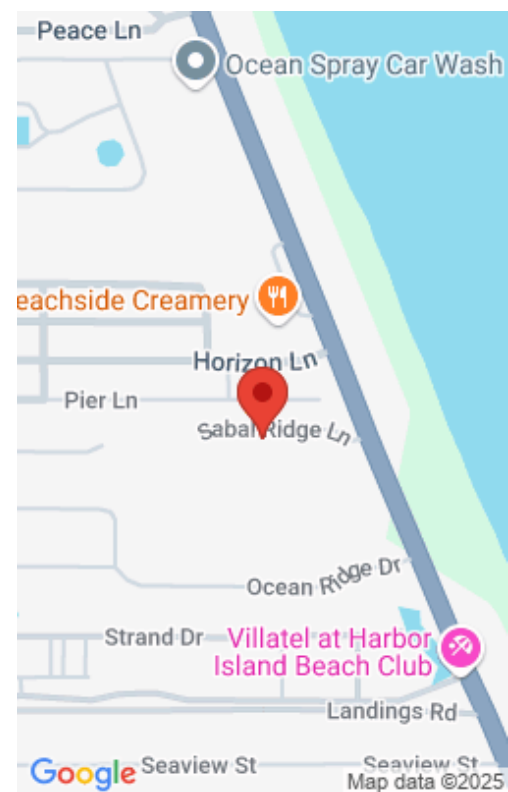
**\$925,000**

## **109 SABAL RIDGE LANE, MELBOURNE BEACH, FL, 32951**

<https://austingarnerrealestate.com>

Generously sized townhouse located on quiet, private cul-de-sac, a stone's throw from beach & directly adjacent to state-owned 10-acre nature preserve. The shady back patio is pleasantly cool even on hot summer days. The home's flexible layout features 2 master suites (one up, one down) and 2 generously sized bedrooms up, along w/upstairs & downstairs living [...]

- 4 beds
- 3 baths
- Townhouse
- Residential
- Active
- 2968 sq ft



# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 0.1 sq ft

**Subdivision Name:** The Preserve at Coconut Pointe Condo

**Lot Size Acres:** 0.1 acres

**Type:** Townhouse

**Bedrooms:** 4 beds

**Area:** 2968 sq ft

**Year built:** 2003

**Bathrooms Full:** 3

**County:** Brevard

# Building Details

**Construction Materials:** Block, Concrete, Stucco

**Heating:** Central, Electric, Hot Water, 1

**Stories:** 2

**Sewer:** Public Sewer

**Current Use:** Other, Residential, Single Family

# Amenities & Features

**Pool Features:** Electric Heat, Heated, In Ground

**Association Amenities:** Maintenance Grounds, Other

**Garage Spaces:** 2, 1

**Appliances:** Dryer, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer

**Lot Features:** Other

**Exterior Features:** Balcony, Outdoor Shower

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Available

**Parking Features:** Garage

**WaterSource:** Public,

**Interior Features:** Kitchen Island

**Patio And Porch Features:** Patio, Screened

**Cooling:** Central Air, Electric

# Fees & Taxes



**Tax Assessed Value:** \$8,523.80

**Association Fee Frequency:** Monthly

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## School Information

**HighSchool:** Melbourne

**Middle Or Junior School:** Hoover

**Elementary School:** Gemini

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## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Salt Water Realty of Brevard

