



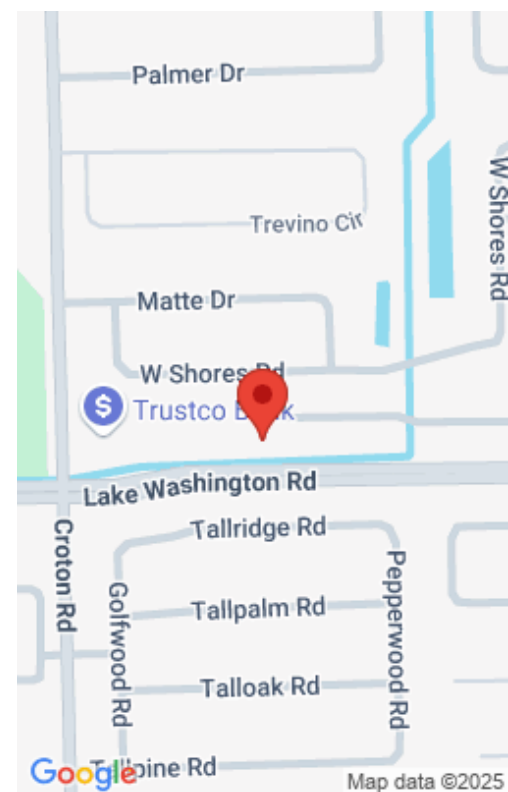
**\$370,000**

## **1691 RUSTIC WAY, MELBOURNE, FL, 32935**

<https://austingarnerrealestate.com>

Don't miss this three bedroom two bathroom home in desirable Lake Washington Oaks. The versatile contemporary floor plan has both formal living and dining rooms, as well as a large family room perfect for time together. The tasteful kitchen has abundant cabinet and counter space, a breakfast bar open to the family room. The primary [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2095 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> 2095 sq ft
<b>Lot size:</b> 0.2 sq ft	<b>Year built:</b> 1994
<b>Subdivision Name:</b> Lake Washington Oaks	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.2 acres	<b>Zoning:</b> Single Family
<b>County:</b> Brevard	

---

# Building Details

<b>Construction Materials:</b> Concrete	<b>Architectural Style:</b> Ranch
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, Electric, 1
<b>Current Use:</b> Residential	<b>Stories:</b> 1
<b>Roof:</b> Tile	<b>Levels:</b> One

---

# Amenities & Features

<b>Laundry Features:</b> In Unit	<b>Flooring:</b> Carpet, Tile
<b>Utilities:</b> Cable Available, Electricity Connected, Sewer Connected, Water Connected	<b>Parking Features:</b> Garage
<b>Garage Spaces:</b> 2, 1	<b>WaterSource:</b> Public,
<b>Appliances:</b> Disposal, Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator	<b>Interior Features:</b> Breakfast Bar, Ceiling Fan(s), Walk-In Closet(s), Split Bedrooms
<b>Lot Features:</b> Sprinklers In Front, Sprinklers In Rear	<b>Patio And Porch Features:</b> Covered, Rear Porch
<b>Cooling:</b> Central Air, Electric	

---

# Fees & Taxes



**Tax Assessed Value:** \$2,208.50

**Association Fee Frequency:** Annually

**Association Fee Includes:** Maintenance Grounds

## School Information

**HighSchool:** Eau Gallie

**Middle Or Junior School:** Johnson

**Elementary School:** Creel

## Miscellaneous

**Road Surface Type:** Paved

**Listing Terms:** Cash, Conventional

**Special Listing Conditions:** Standard

**Pets Allowed:** Yes

## Courtesy of

**List Office Name:** Real Broker LLC

