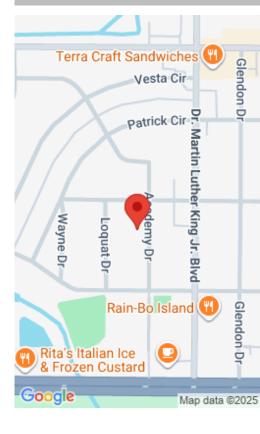


# 1704 ACADEMY DRIVE, MELBOURNE, FL, 32901

https://austingarnerrealestate.com

Brand new/custom-built and a true one-of-one, this all-concrete block home is located just two blocks from the golf course, 1 mile to Historic Downtown and the mall, 2 miles to the river to launch your boat, and only 4 miles to the beach. Built by a renowned local builder, this home blends quality craftsmanship with [...]

- 3 hads
- 2 baths
- Single Family Residence
- Residential
- Active
- 1645 sq ft





### **Basics**

Category: Residential

**Status:** Active

**Bathrooms: 2** baths **Lot size: 0.16** sq ft

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**Subdivision Name:** Magnolia Park Plat No 2

Lot Size Acres: 0.16 acres

**Type:** Single Family Residence

Bedrooms: 3 beds

**Area: 1645** sq ft

Year built: 2024

**Bathrooms Full: 2** 

County: Brevard

# **Building Details**

**Building Area Total: 2066** sq ft

Architectural Style: Contemporary, Ranch,

Traditional

Heating: Central, Electric, 1

Stories: 1 Levels: One **Construction Materials:** Block, Stucco

**Sewer:** Public Sewer

**Current Use:** Single Family

Roof: Shingle

# **Amenities & Features**



**Laundry Features:** Electric Dryer Hookup, Lower Level, Washer Hookup

Flooring: Tile, Vinyl

Fencing: Back Yard, Privacy, Vinyl,

Wood, Fenced

Garage Spaces: 2, 1

**Appliances:** Convection Oven, Disposal, Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Electric Water Heater, Freezer, Ice Maker, Microwave, Refrigerator

Microwave, Refrigerator

Lot Features: Sprinklers In Front,

Sprinklers In Rear

**Exterior Features:** Storm Shutters

**Electric:** Underground

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

Parking Features: Attached, Garage, Garage Door

Opener, RV Access/Parking

WaterSource: Public,

Interior Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Smart Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms

Patio And Porch Features: Covered, Front Porch,

Patio, Porch, Rear Porch

**Cooling:** Central Air, Electric

#### Fees & Taxes

Tax Assessed Value: \$610.27

#### **School Information**

HighSchool: Melbourne Middle Or Junior School: Stone

**Elementary School:** University Park

## **Miscellaneous**

**Road Surface Type:** Asphalt **Listing Terms:** Cash, Conventional, FHA, VA Loan

**Special Listing Conditions:** Standard **Pets Allowed:** Yes

# **Courtesy of**



**List Office Name:** Lokation Real Estate

