



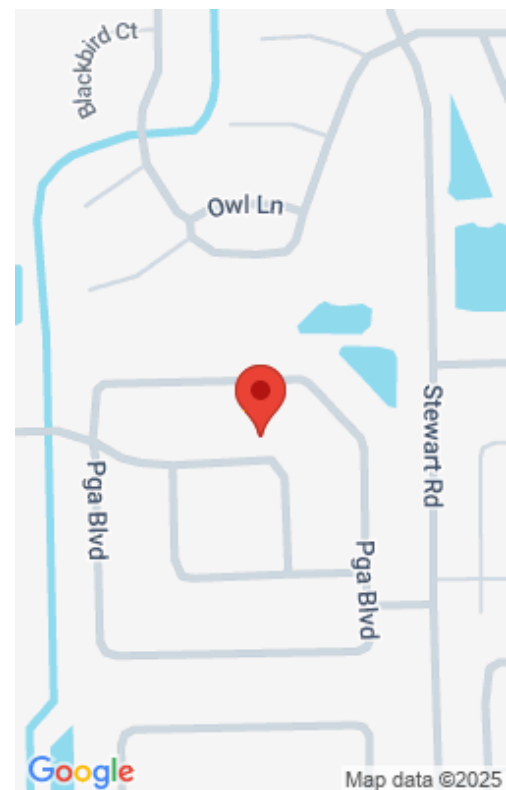
**\$350,000**

## **1760 NICKLAUS DRIVE, MELBOURNE, FL, 32935**

<https://austingarnerrealestate.com>

This charming 3-bedroom, 2-bath home features a screened-in pool, 2-car garage, and enclosed porch—perfect for relaxing or entertaining. The updated primary suite includes a double-sink vanity, shower, and spacious walk-in closet. The kitchen offers Silestone countertops, a breakfast bar, cozy kitchen nook. With a bright, functional layout and stylish upgrades throughout, this home blends comfort [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1269 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.11 sq ft  
**Subdivision Name:** Greenbriar Village  
**Lot Size Acres:** 0.11 acres  
**County:** Brevard

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 1269 sq ft  
**Year built:** 1993  
**Bathrooms Full:** 2  
**Zoning:** Single Family

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# Building Details

**Building Area Total:** 1895 sq ft  
**Sewer:** Public Sewer  
**Current Use:** Residential, Single Family  
**Roof:** Shingle

**Construction Materials:** Frame, Vinyl Siding  
**Heating:** Central, Electric, 1  
**Stories:** 1  
**Levels:** One

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# Amenities & Features



**Laundry Features:** Electric Dryer Hookup, In Unit, Washer Hookup

**Flooring:** Tile, Wood

**Association Amenities:** Park

**Parking Features:** Attached, Garage

**WaterSource:** Public,

**Interior Features:** Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom - Tub with Shower, Split Bedrooms

**Patio And Porch Features:** Glass Enclosed, Rear Porch

**Pool Features:** Fenced, In Ground, Screen Enclosure

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Fencing:** Wood

**Garage Spaces:** 2, 1

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

**Lot Features:** Cleared, Zero Lot Line

**Cooling:** Central Air, Electric

## Fees & Taxes

**Tax Assessed Value:** \$1,322.87

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Maintenance Grounds

## School Information

**HighSchool:** Eau Gallie

**Elementary School:** Creel

**Middle Or Junior School:** Johnson

## Miscellaneous

**Road Surface Type:** Paved

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

**Special Listing Conditions:** Standard

## Courtesy of



List Office Name: ITG Realty

