



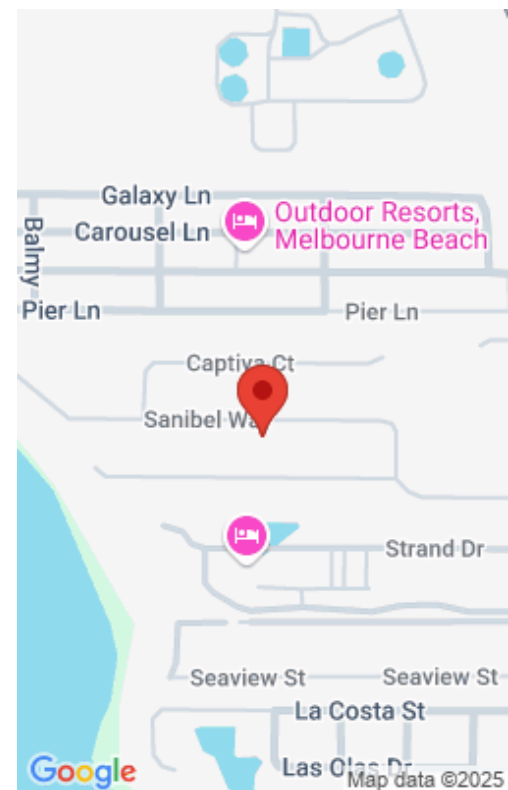
**\$740,000**

## **193 SANIBEL WAY, MELBOURNE BEACH, FL, 32951**

<https://austingarnerrealestate.com>

Escape to your own EXCEPTIONALLY updated concrete block beachside home in the desirable Ocean Ridge gated community. Enjoy OCEAN-TO-RIVER deeded beach access and community pier on Indian River Lagoon. No detail spared! Enjoy your chef's kitchen with custom built Amish cabinetry, soapstone countertops, a Shaw original apron farmhouse sink, top-of the-line appliances (brand new refrigerator) [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2016 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> 3 baths	<b>Area:</b> 2016 sq ft
<b>Lot size:</b> 0.17 sq ft	<b>Year built:</b> 2000
<b>Subdivision Name:</b> Ocean Ridge II of Brevard	<b>Bathrooms Full:</b> 3
<b>Lot Size Acres:</b> 0.17 acres	<b>County:</b> Brevard

---

# Building Details

<b>Construction Materials:</b> Concrete	<b>Architectural Style:</b> Traditional
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, Electric, 1
<b>Current Use:</b> Residential, Single Family	<b>Stories:</b> 1
<b>Roof:</b> Tile	

---

# Amenities & Features



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

**Electric:** Fuses

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

**Fencing:** Back Yard, Vinyl, Fenced

**Fireplace Features:** Wood Burning

**WaterSource:** Public,

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

**Patio And Porch Features:** Covered, Patio

**Fireplaces Total:** 1

**Pool Features:** Fenced, In Ground, Solar Heat

**Flooring:** Laminate, Tile

**Association Amenities:** Cable TV, Gated, Maintenance Grounds

**Parking Features:** Garage, Garage Door Opener

**Garage Spaces:** 2, 1

**Appliances:** Convection Oven, Dryer, Disposal, Double Oven, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Ice Maker, Refrigerator, Washer

**Lot Features:** Sprinklers In Front, Sprinklers In Rear

**Exterior Features:** Storm Shutters

**Cooling:** Central Air

## Fees & Taxes

**Tax Assessed Value:** \$3,151.90

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Cable TV, Internet, Maintenance Grounds

## School Information

**HighSchool:** Melbourne

**Middle Or Junior School:** Hoover

**Elementary School:** Gemini

## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard





# Courtesy of

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

