



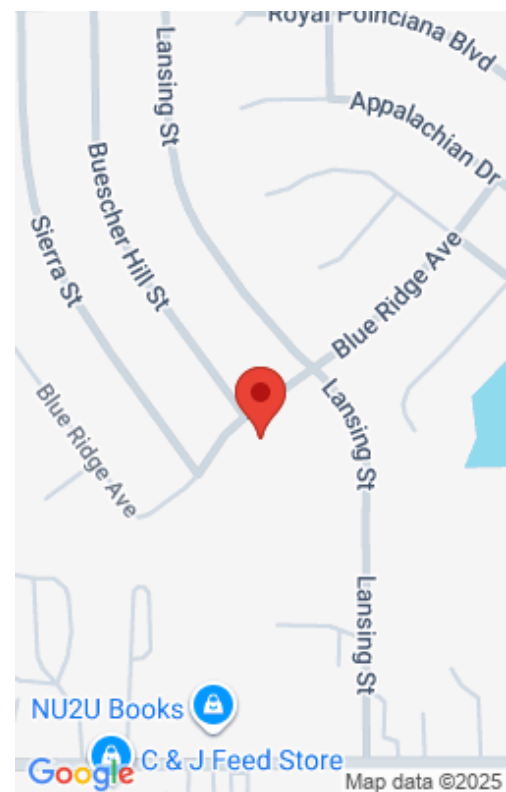
**\$415,000**

## **1979 BLUE RIDGE AVENUE, MELBOURNE, FL, 32935**

<https://austingarnerrealestate.com>

This is Florida Living...Move in ready updated Pool Home in Desirable Lansing Ridge coin Melbourne Florida! Welcome to this 3-bedroom, 2-bath home in the sought-after Lansing Ridge community—where comfort, style, and Florida living come together seamlessly. High ceilings and all of the natural light welcome you as you enter the home. The thoughtfully designed split [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1364 sq ft



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# 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> 1364 sq ft
<b>Lot size:</b> 0.17 sq ft	<b>Year built:</b> 1997
<b>Subdivision Name:</b> Lansing Ridge Subd Phase 4 B	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.17 acres	<b>Zoning:</b> Residential
<b>County:</b> Brevard	

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# Building Details

<b>Building Area Total:</b> 1764 sq ft	<b>Construction Materials:</b> Block, Concrete, Stucco
<b>Architectural Style:</b> Ranch	<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> Metal
<b>Levels:</b> One	

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# Amenities & Features



**Laundry Features:** In Unit

**Electric:** 200+ Amp Service

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

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

**WaterSource:** Public, Well,

**Interior Features:** Ceiling Fan(s), Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms

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

**Cooling:** Central Air, Electric

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

**Flooring:** Laminate, Tile

**Fencing:** Back Yard, Wood

**Garage Spaces:** 2, 1

**Appliances:** Dishwasher, Gas Oven, Gas Water Heater, Refrigerator

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

**Exterior Features:** Outdoor Shower, Storm Shutters

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## Fees & Taxes

**Association Fee Frequency:** Annually

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## School Information

**HighSchool:** Eau Gallie

**Middle Or Junior School:** Johnson

**Elementary School:** Sabal

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## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard

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## Courtesy of



**List Office Name:** Iron Valley R.E.Space Coast

