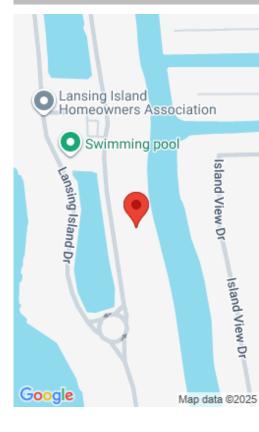


# 240 LANSING ISLAND DRIVE, INDIAN HARBOUR BEACH, FL, 32937

https://austingarnerrealestate.com

Lansing Island—arguably the most exclusive address on Florida's Space Coast. This private island, nestled between the Grand Canal and the Banana River, offers unparalleled seclusion and prestige. Behind its guarded gates lies a canal-front estate spanning nearly 7,000 sq ft, delivering resort-style living on .78 acres. Both inside and out, the property has been extensively [...]

- 5 beds
- 8 baths
- Single Family Residence
- Residential
- Active
- 6785 sq ft





#### **Basics**

Category: Residential Type: Single Family Residence

Status: Active Bedrooms: 5 beds

Bathrooms: 8 baths Area: 6785 sq ft

Lot size: 0.78 sq ft

Year built: 2005

**Subdivision Name:** Lansing Island Phase 3 **Bathrooms Full:** 6

Lot Size Acres: 0.78 acres County: Brevard

## **Building Details**

**Building Area Total: 10271** sq ft **Construction Materials:** Block, Concrete, Stucco

Architectural Style: Traditional, Other Sewer: Public Sewer

**Heating:** Central, Electric, Zoned, 1 **Current Use:** Residential, Single Family

Stories: 2 Roof: Tile

Levels: Two

## **Amenities & Features**



**Laundry Features:** Lower Level

**Electric:** Whole House Generator

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

Fencing: Back Yard, Full, Privacy,

Wrought Iron, Fenced

Waterfront Features: Canal Front,

Navigable Water

**Garage Spaces:** 4, 1

**Appliances:** Convection Oven, Dryer, Disposal, Dishwasher, Freezer, Gas Range, Gas Water Heater, Instant Hot Water, Microwave, Refrigerator, Washer, Wine Cooler, Water Softener Owned

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

Patio And Porch Features: Covered,

Front Porch, Porch, Rear Porch

Fireplaces Total: 3

Pool Features: Gas Heat, In Ground, Salt Water

Flooring: Carpet, Marble, Tile, Wood

**Association Amenities:** Basketball Court, Barbecue, Clubhouse, Fitness Center, Gated, Maintenance Grounds, Park, Playground, Security, Tennis Court(s), Pickleball, Management - On Site, Management - Full Time, Pool

Parking Features: Attached, Garage, Garage Door

Opener

Fireplace Features: Electric, Gas, Wood Burning

WaterSource: Public, Well, 1

Interior Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Butler Pantry, Split Bedrooms, Breakfast Nook, Guest Suite, Wine Cellar, Other

Spa Features: Heated, In Ground

Exterior Features: Balcony, Dock, Fire Pit, Outdoor

Kitchen, Boat Lift

Cooling: Central Air, Electric, Multi Units

#### Fees & Taxes

Tax Assessed Value: \$28,731.90
Association Fee Frequency:
Monthly

**Association Fee Includes:** Maintenance Grounds, Security,

Other

### **School Information**

HighSchool: Satellite Middle Or Junior School: DeLaura

**Elementary School:** Ocean Breeze



## **Miscellaneous**

Road Surface Type: Asphalt Listing Terms: Cash, Conventional

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

# **Courtesy of**

List Office Name: One Sotheby's International

