



**\$499,000**

## **2420 CANOPY DRIVE, MELBOURNE, FL, 32935**

<https://austingarnerrealestate.com>

PERFECT 4 BED POOL HOME! Get ready for the list of features and improvements on this immaculate 4 bed, 2 bath pool home centrally located to everything - leading off with a 2024 standing seam (the best) metal roof, 2022 screened-in salt pool with custom outdoor kitchen, complete paver - artificial turf artfully completing this [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1865 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.13 sq ft  
**Subdivision Name:** Preserve at Lake Washington  
**Lot Size Acres:** 0.13 acres

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Area:** 1865 sq ft  
**Year built:** 2005  
**Bathrooms Full:** 2  
**County:** Brevard

# Building Details

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

**Sewer:** Public Sewer  
**Current Use:** Residential  
**Roof:** Metal

# Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Washer Hookup  
**Flooring:** Tile  
**Fencing:** Back Yard, Vinyl  
**Garage Spaces:** 2, 1  
**Appliances:** Dishwasher, Electric Oven, Electric Water Heater, Microwave, Refrigerator  
**Lot Features:** Sprinklers In Front  
**Exterior Features:** Outdoor Kitchen

**Pool Features:** Heated, In Ground, Screen Enclosure, Salt Water  
**Utilities:** Cable Connected, Electricity Connected, Sewer Connected  
**Parking Features:** Garage, Garage Door Opener  
**WaterSource:** Public,  
**Interior Features:** Eat-in Kitchen, Primary Bathroom -Tub with Separate Shower  
**Patio And Porch Features:** Covered, Patio, Screened  
**Cooling:** Central Air



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## Fees & Taxes

**Tax Assessed Value:** \$3,735

**Association Fee Frequency:** Annually

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## School Information

**HighSchool:** Eau Gallie

**Middle Or Junior School:** Johnson

**Elementary School:** Creel

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## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard

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## Courtesy of

**List Office Name:** Britton Group, Inc.

