



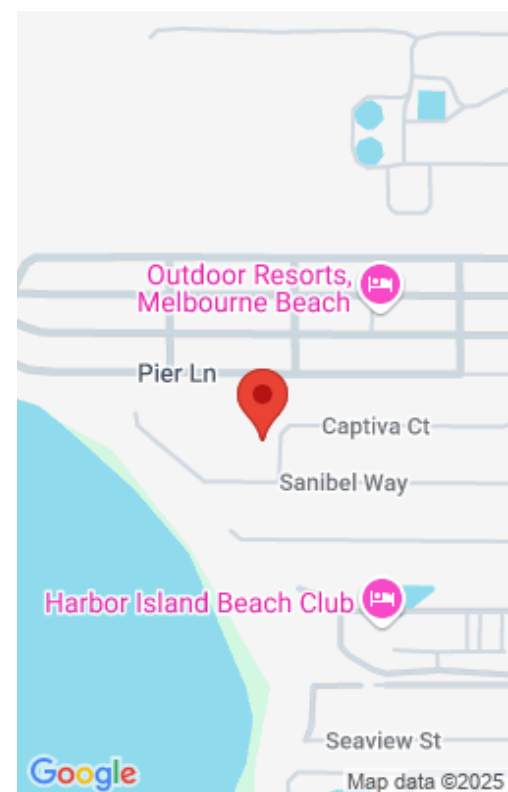
**\$609,900**

## 254 CAPTIVA COURT, MELBOURNE BEACH, FL, 32951

<https://austingarnerrealestate.com>

Live the Coastal Dream in a Gated Beachside Community! Nestled in the sought-after Ocean Ridge, this beautifully maintained home offers the perfect blend of privacy, comfort, and beachside charm. Located on a quiet cul-de-sac, this 3-bedroom, 2-bathroom pool home backs up to a tranquil pond teeming with wildlife—your own peaceful sanctuary just steps from the [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1696 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> 1696 sq ft
<b>Lot size:</b> 0.19 sq ft	<b>Year built:</b> 1998
<b>Subdivision Name:</b> Ocean Ridge II of Brevard	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.19 acres	<b>Rooms Total:</b> 7
<b>County:</b> Brevard	

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# Building Details

<b>Building Area Total:</b> 2335 sq ft	<b>Construction Materials:</b> Block
<b>Architectural Style:</b> Ranch, Traditional	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Central, Electric, 1	<b>Current Use:</b> Single Family
<b>Stories:</b> 1	<b>Roof:</b> Concrete, Tile
<b>Levels:</b> One	

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# Amenities & Features



**Laundry Features:** Electric Dryer Hookup, Lower Level, Washer Hookup

**Flooring:** Carpet, Tile, Wood

**Association Amenities:** Beach Access, Boat Dock, Gated

**Garage Spaces:** 2, 1

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

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

**Patio And Porch Features:** Awning(s), Covered, Deck, Patio, Screened

**Cooling:** Central Air, Electric

**Pool Features:** Heated, In Ground, Screen Enclosure, Solar Heat

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Not Available, Sewer Available, Sewer Connected, Water Available, Water Connected

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

**WaterSource:** Other, Public,

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

**Spa Features:** Above Ground, Heated, Private

**Exterior Features:** Storm Shutters

## Fees & Taxes

**Tax Assessed Value:** \$2,907.18

**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

**Special Listing Conditions:** Standard

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

**Pets Allowed:** Number Limit, Yes

## Courtesy of

**List Office Name:** Dale Sorensen Real Estate Inc.

