



**\$645,000**

## **2604 CANARY ISLES DRIVE, MELBOURNE, FL, 32901**

<https://austingarnerrealestate.com>

Discover the perfect blend of space, style, and location in this exceptional 4-bedroom, 3-bathroom home with a 3-car garage and dedicated RV/boat parking, located in the gated community of Canary Isles. Offering 3,138 square feet of well-designed living space, this home boasts a bright open floor plan, soaring ceilings, and a seamless flow that makes [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 3138 sq ft



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 3 baths	<b>Area:</b> 3138 sq ft
<b>Lot size:</b> 0.52 sq ft	<b>Year built:</b> 2003
<b>Subdivision Name:</b> Canary Isles A Replat of Part of Club Manor No 1 P	<b>Bathrooms Full:</b> 3
<b>Lot Size Acres:</b> 0.52 acres	<b>Zoning:</b> Residential
<b>County:</b> Brevard	

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# Building Details

<b>Building Area Total:</b> 3892 sq ft	<b>Construction Materials:</b> Block, Concrete, Stucco
<b>Architectural Style:</b> Traditional	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Central, 1	<b>Current Use:</b> Residential, Single Family
<b>Stories:</b> 1	<b>Roof:</b> Shingle
<b>Levels:</b> One	

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# Amenities & Features



**Laundry Features:** Gas Dryer Hookup, In Unit, Washer Hookup

**Flooring:** Tile

**Association Amenities:** Gated

**Parking Features:** Attached, Garage, RV Access/Parking

**Garage Spaces:** 3, 1

**Appliances:** Double Oven, Dishwasher, Refrigerator, Wine Cooler

**Lot Features:** Other

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

**Cooling:** Central Air, Electric

**Electric:** Whole House Generator

**Utilities:** Electricity Connected

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

**Fireplace Features:** Gas

**WaterSource:** Public,

**Interior Features:** Ceiling Fan(s), His and Hers Closets, Kitchen Island, Walk-In Closet(s), Split Bedrooms

**Window Features:** Skylight(s)

**Exterior Features:** Outdoor Kitchen

## Fees & Taxes

**Tax Assessed Value:** \$3,904.25

**Association Fee Frequency:** Annually

## School Information

**HighSchool:** Melbourne

**Middle Or Junior School:** Stone

**Elementary School:** University Park

## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard

## Courtesy of



**List Office Name:** RE/MAX Solutions

