



**\$699,000**

## **262 SANIBEL WAY, MELBOURNE BEACH, FL, 32951**

<https://austingarnerrealestate.com>

Beautiful upgraded lakefront pool home located in exclusive GATED Ocean Ridge community. Offering private ocean/river access with ocean crosswalk & river pier. Priced well below appraised value, this custom built home has a top of line gourmet island kitchen. High end 42in cabinetry w/crown & rope moldings. Quality stainless steel appliance package. Tiled backsplash & [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2340 sq ft



# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 0.17 sq ft

**Subdivision Name:** Ocean Ridge II of Brevard

**Lot Size Acres:** 0.17 acres

**County:** Brevard

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 2340 sq ft

**Year built:** 1998

**Bathrooms Full:** 3

**Zoning:** Residential

# Building Details

**Building Area Total:** 2860 sq ft

**Construction Materials:** Block, Concrete, Stucco

**Architectural Style:** Contemporary

**Sewer:** Public Sewer

**Heating:** Central, Electric, 1

**Current Use:** Residential, Single Family

**Stories:** 1

**Roof:** Tile

**Levels:** One

# Amenities & Features



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

**Flooring:** Laminate, Tile

**Association Amenities:** Beach Access, Boat Dock, Gated, Management - Full Time

**Waterfront Features:** Lake Front

**WaterSource:** Public, 1

**Interior Features:** Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms

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

**Fireplaces Total:** 1

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

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

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

**Garage Spaces:** 2, 1

**Appliances:** Dryer, Disposal, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer

**Lot Features:** Cul-De-Sac, Few Trees, Dead End Street

**Exterior Features:** Storm Shutters

**Cooling:** Central Air, Electric

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## Fees & Taxes

**Tax Assessed Value:** \$8,460.49

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Internet

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## School Information

**HighSchool:** Melbourne

**Middle Or Junior School:** Hoover

**Elementary School:** Gemini

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## Miscellaneous



**Road Surface Type:** Paved

**Special Listing Conditions:** Standard

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

**Pets Allowed:** Number Limit, Yes

## Courtesy of

**List Office Name:** Waterman Real Estate, Inc.

