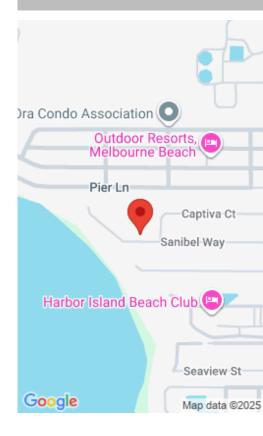


#### 262 SANIBEL WAY, MELBOURNE BEACH, FL, 32951

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 & [...]

#### \$699,000





## 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

#### Fees & Taxes

Tax Assessed Value: \$8,460,49 Association Fee Frequency: Monthly Association Fee Includes: Cable TV, Internet

## School Information

HighSchool: Melbourne Elementary School: Gemini

Middle Or Junior School: Hoover

#### **Miscellaneous**



Road Surface Type: Paved Special Listing Conditions: Standard Pets Allowed: Number Limit, Yes

## **Courtesy of**

List Office Name: Waterman Real Estate, Inc.

