



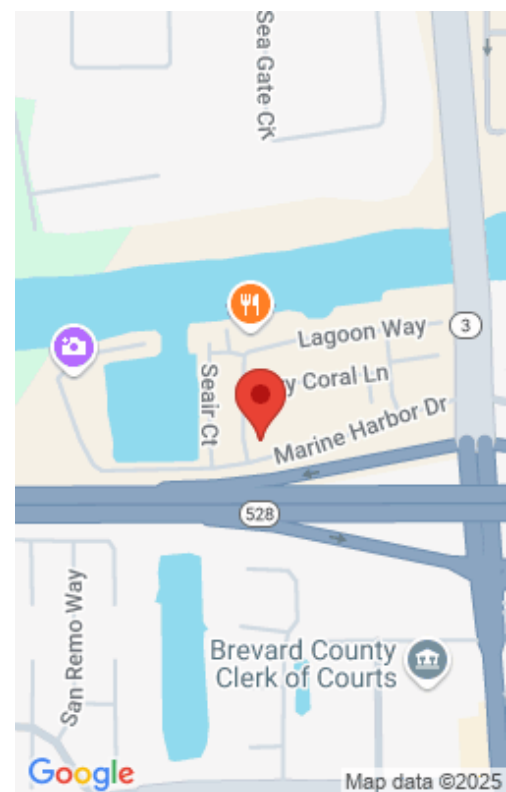
**\$400,000**

## **2709 CUTLASS POINT LANE, MERRITT ISLAND, FL, 32953**

<https://austingarnerrealestate.com>

Welcome to luxury resort-style, waterfront living! This 3-bed, 2.5-bath fully furnished townhome offers low-maintenance comfort in a prime location. The downstairs open layout features tile flooring, a covered private patio for relaxing, and a spacious kitchen with ample storage, SS appliances, and granite countertops. The 3 spacious bedrooms are located upstairs. The primary suite includes [...]

- 3 beds
- 3 baths
- Townhouse
- Residential
- Active
- 1483 sq ft





# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3 baths  
**Lot size:** 0.03 sq ft  
**Subdivision Name:** Cape Crossing  
**Lot Size Acres:** 0.03 acres  
**County:** Brevard

**Type:** Townhouse  
**Bedrooms:** 3 beds  
**Area:** 1483 sq ft  
**Year built:** 2017  
**Bathrooms Full:** 2  
**Rooms Total:** 3



# Building Details

**Construction Materials:** Block, Concrete, Stucco  
**Heating:** Central, Electric, 1  
**Stories:** 2  
**Levels:** Two  
**Sewer:** Public Sewer  
**Current Use:** Investment, Residential, Single Family  
**Roof:** Metal



# Amenities & Features



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

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

**Parking Features:** Additional Parking, Attached, Garage, Parking Lot, Shared Driveway

**WaterSource:** Public,

**Interior Features:** Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Spa Features:** Community, Heated, In Ground

**Exterior Features:** Boat Ramp - Private

**Flooring:** Carpet, Tile

**Association Amenities:** Boat Dock, Boat Slip, Cable TV, Fitness Center, Marina, Sauna, Spa/Hot Tub, Trash, Water, Boat Launch, Management - Full Time, Pool

**Garage Spaces:** 1, 1

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

**Lot Features:** Other

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

**Cooling:** Central Air, Electric

## Fees & Taxes

**Tax Assessed Value:** \$5,277.87

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Maintenance Grounds, Pest Control, Sewer, Trash, Water

## School Information

**HighSchool:** Merritt Island

**Middle Or Junior School:** Jefferson

**Elementary School:** Carroll

## Miscellaneous

**Listing Terms:** Cash, Conventional

**Special Listing Conditions:** Standard

**Pets Allowed:** Breed Restrictions, Size Limit, Yes





# Courtesy of

**List Office Name:** Coastal Life Properties LLC

