



**\$273,000**

## **314 PRINCETON AVENUE, MELBOURNE, FL, 32901**

<https://austingarnerrealestate.com>

This incredible 4-bed, 2-bath home offers the perfect blend of comfort, updates, and investment potential. Just 5 minutes to FIT University and 13-15 minutes to the beach, freeway, Melbourne Mall, groceries, and shopping—an ideal location for homeowners or savvy investors. Major upgrades include a new A/C handler & condenser (2023), durable roof (2018), and accordion [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1551 sq ft



# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 0.18 sq ft

**Subdivision Name:** University Park Sec B

**Lot Size Acres:** 0.18 acres

**County:** Brevard

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 1551 sq ft

**Year built:** 1958

**Bathrooms Full:** 2

**Zoning:** Residential

# Building Details

**Building Area Total:** 1757 sq ft

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

**Architectural Style:** A-Frame

**Sewer:** Public Sewer

**Heating:** Central, Electric, 1

**Current Use:** Residential

**Stories:** 1

**Roof:** Metal

**Levels:** One

# Amenities & Features

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

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

**Parking Features:** Attached, Garage

**Garage Spaces:** 1, 1

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

**Lot Features:** Few Trees

**Exterior Features:** Storm Shutters

**Cooling:** Central Air

**Flooring:** Tile, Vinyl

**Fencing:** Back Yard, Chain Link, Privacy, Wood

**Fireplace Features:** Wood Burning

**WaterSource:** Public,

**Interior Features:** Ceiling Fan(s), Open Floorplan, Pantry, Vaulted Ceiling(s), Primary Bathroom - Shower No Tub, Split Bedrooms

**Patio And Porch Features:** Front Porch

**Fireplaces Total:** 1



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## Fees & Taxes

**Tax Assessed Value:** \$3,178.45

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## School Information

**HighSchool:** Melbourne

**Middle Or Junior School:** Stone

**Elementary School:** University Park

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## Miscellaneous

**Road Surface Type:** Asphalt, Paved

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

**Special Listing Conditions:** Standard, Owner Licensed RE

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Brevard Executive R. E. LLC

