



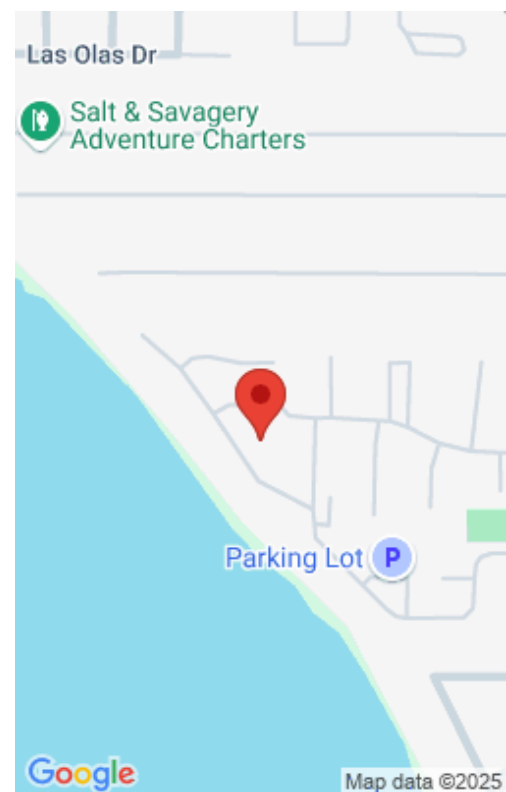
**\$349,900**

## **3209 RIVER VILLA WAY, MELBOURNE BEACH, FL, 32951**

<https://austingarnerrealestate.com>

Priced Below Appraised Value – Motivated Seller! Life brings change, and now it's time to pass along this well-cared-for, move-in-ready home PRICED BELOW May 22, 2025 APPRAISAL!. Enjoy the convenience of living directly across the street from one of two community pools, as well as the scenic riverfront with a dock and fishing station. This [...]

- 2 beds
- 2 baths
- Townhouse
- Residential
- Active
- 923 sq ft



# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 0.03 sq ft

**Subdivision Name:** Beach Woods Stage 6

**Lot Size Acres:** 0.03 acres

**Type:** Townhouse

**Bedrooms:** 2 beds

**Area:** 923 sq ft

**Year built:** 1989

**Bathrooms Full:** 2

**County:** Brevard

# Building Details

**Construction Materials:** Block, Stucco

**Heating:** Electric, Hot Water, 1

**Stories:** 1

**Levels:** One

**Sewer:** Public Sewer

**Current Use:** Multi-Family

**Roof:** Tile

# Amenities & Features

**Laundry Features:** Electric Dryer Hookup

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

**Fencing:** Back Yard, Wood, Fenced

**Garage Spaces:** 1, 1

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

**Lot Features:** Many Trees

**Exterior Features:** Tennis Court(s)

**Flooring:** Laminate, Tile

**Association Amenities:** Beach Access, Basketball Court, Barbecue, Clubhouse, Cable TV, Fitness Center, Gated, Jogging Path, Maintenance Grounds, Playground, Racquetball, Sauna, Shuffleboard Court, Tennis Court(s), Pickleball, Management - On Site, Pool

**Parking Features:** Additional Parking, Garage, Garage Door Opener, Guest

**WaterSource:** Public,

**Interior Features:** Breakfast Bar, Built-in Features, Open Floorplan, Vaulted Ceiling(s), Split Bedrooms, Other

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

**Cooling:** Central Air, Electric



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## Fees & Taxes

**Tax Assessed Value:** \$2,440.73

**Association Fee**  
**Frequency:** Monthly

**Association Fee Includes:** Cable TV, Insurance, Internet, Maintenance Grounds, Pest Control

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## School Information

**HighSchool:** Melbourne

**Middle Or Junior School:** Hoover

**Elementary School:** Gemini

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## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard

**Pets Allowed:** Cats OK, Dogs OK, Yes

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## Courtesy of

**List Office Name:** Endless Summer Real Estate

