



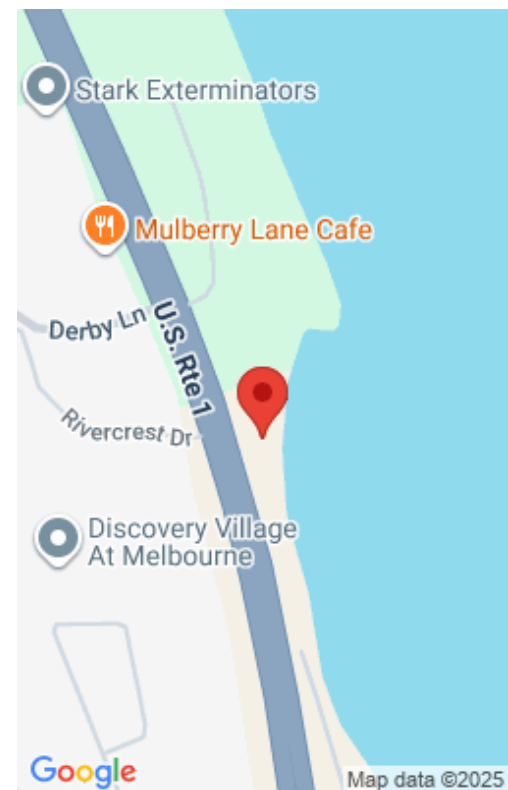
**\$1,575,000**

**3311 N HARBOR CITY BOULEVARD,  
MELBOURNE, FL, 32935**

<https://austingarnerrealestate.com>

Stunning custom-built WATERFRONT gated-estate perfectly positioned on the INDIAN RIVER- Built in 2021, situated on a 0.29-acre lot with 100 feet of direct river frontage, including a 300 foot boat dock- made of highly durable trex decking- with an 11,000 pound boat lift. This 3-bed, 2-bath home, with a dedicated office/bonus room and 3 car [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2073 sq ft



# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2 baths	<b>Area:</b> 2073 sq ft
<b>Lot size:</b> 0.29 sq ft	<b>Year built:</b> 2021
<b>Subdivision Name:</b> Madison Riverfront Estates	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.29 acres	<b>County:</b> Brevard

# Building Details

<b>Building Area Total:</b> 3356 sq ft	<b>Construction Materials:</b> Block, Concrete, Stucco
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, Electric, 1
<b>Current Use:</b> Residential, Single Family	<b>Stories:</b> 1
<b>Roof:</b> Metal	<b>Levels:</b> One

# Amenities & Features

<b>Laundry Features:</b> Lower Level, In Unit	<b>Flooring:</b> Tile
<b>Utilities:</b> Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected	<b>Fencing:</b> Full, Fenced
<b>Parking Features:</b> Attached, Garage, Gated	<b>Waterfront Features:</b> Lagoon, Navigable Water, Ocean Access, River Access, River Front, Intracoastal
<b>Garage Spaces:</b> 3, 1	<b>WaterSource:</b> Public, 1
<b>Appliances:</b> Dryer, Dishwasher, Gas Range, Gas Water Heater, Microwave, Refrigerator, Washer	<b>Interior Features:</b> Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Kitchen Island, Open Floorplan, Primary Downstairs, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms
<b>Lot Features:</b> Other	<b>Patio And Porch Features:</b> Covered, Patio
<b>Exterior Features:</b> Dock, Boat Lift, Impact Windows	<b>Cooling:</b> Central Air, Electric





## Fees & Taxes

**Tax Assessed Value:** \$15,931.90

**Association Fee Frequency:** Monthly



## School Information

**HighSchool:** Eau Gallie

**Middle Or Junior School:** Johnson

**Elementary School:** Creel



## Miscellaneous

**Listing Terms:** Cash, Conventional

**Special Listing Conditions:** Standard



## Courtesy of

**List Office Name:** Compass Florida LLC

