



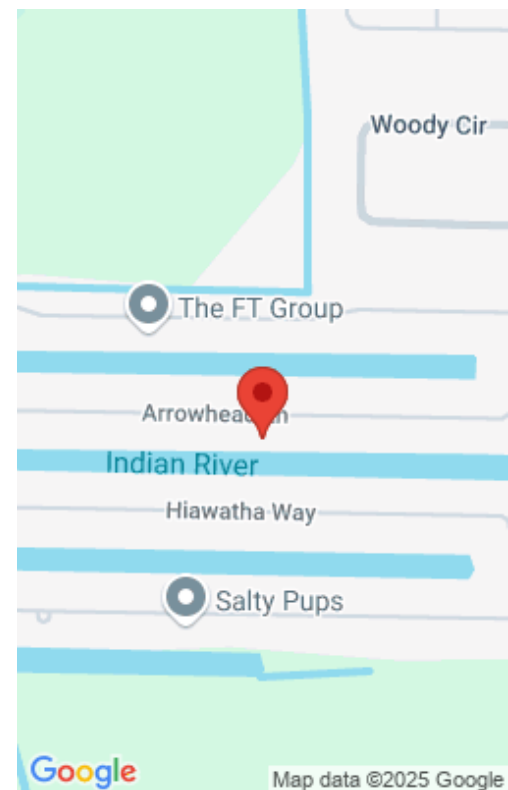
**\$859,000**

## **335 ARROWHEAD LANE, MELBOURNE BEACH, FL, 32951**

<https://austingarnerrealestate.com>

Experience the ultimate waterfront lifestyle in Sunnyland Beach! Nestled on a deep-water canal, this home offers the perfect setting for boating, fishing, and gathering with friends. Relax on the expansive waterfront deck, ideal for entertaining while enjoying daily visits from dolphins and manatees. A covered boat house puts the open ocean within easy reach via [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2205 sq ft





# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 0.23 sq ft

**Subdivision Name:** Sunnyland Beach Sec 7

**Lot Size Acres:** 0.23 acres

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 2205 sq ft

**Year built:** 1987

**Bathrooms Full:** 3

**County:** Brevard



# Building Details

**Building Area Total:** 2705 sq ft

**Architectural Style:** Ranch

**Heating:** Central, Electric, 1

**Stories:** 1

**Levels:** One

**Construction Materials:** Block, Stucco

**Sewer:** Septic Tank

**Current Use:** Recreational, Residential

**Roof:** Shingle



# Amenities & Features

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

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

**Fencing:** Fenced

**Waterfront Features:** Canal Front, Ocean Access, River Access, Seawall, No Fixed Bridges

**Garage Spaces:** 2, 1

**Appliances:** Electric Cooktop, Electric Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, Electric Water Heater, Refrigerator, Washer

**Lot Features:** Sprinklers In Rear

**Exterior Features:** Boat Slip, Dock, Boat Lift

**Flooring:** Tile

**Association Amenities:** Beach Access

**Parking Features:** Attached, Garage

**Fireplace Features:** Wood Burning

**WaterSource:** Other, Public, 1

**Interior Features:** Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Primary Bathroom - Shower No Tub, Split Bedrooms

**Patio And Porch Features:** Rear Porch

**Cooling:** Central Air





## Fees & Taxes

**Tax Assessed Value:** \$7,186.29

**Association Fee Frequency:** Annually



## School Information

**HighSchool:** Melbourne

**Middle Or Junior School:** Hoover

**Elementary School:** Gemini



## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard

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



## Courtesy of

**List Office Name:** One Sotheby's International

