



**\$559,900**

## **3495 SUNSET RIDGE DRIVE, MERRITT ISLAND, FL, 32953**

<https://austingarnerrealestate.com>

Welcome to this beautifully maintained 3-bedroom, 2-bathroom home nestled in the sought-after golf course community of The Savannahs. Offering a spacious split-bedroom floor plan, this home is designed for comfort and effortless living. Step inside to discover gorgeous wood floors and an abundance of natural light that flows through the open living and dining areas—perfect [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2202 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.26 sq ft  
**Subdivision Name:** Savannahs Phase III PUD The  
**Lot Size Acres:** 0.26 acres  
**Zoning:** Residential

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 2202 sq ft  
**Year built:** 2002  
**Bathrooms Full:** 2  
**Rooms Total:** 7  
**County:** Brevard

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# Building Details

**Construction Materials:** Concrete, Other, Stucco  
**Sewer:** Public Sewer  
**Current Use:** Residential  
**Roof:** Shingle

**Architectural Style:** Contemporary  
**Heating:** Central, Electric, 1  
**Stories:** 1  
**Levels:** One

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# Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Washer Hookup  
**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected  
**Garage Spaces:** 3, 1  
**Appliances:** Convection Oven, Disposal, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Ice Maker, Microwave, Refrigerator  
**Lot Features:** Cul-De-Sac, On Golf Course, Sprinklers In Front, Sprinklers In Rear  
**Cooling:** Central Air, Electric

**Flooring:** Carpet, Tile, Wood  
**Parking Features:** Attached, Garage, Garage Door Opener  
**WaterSource:** Public,  
**Interior Features:** Ceiling Fan(s), Eat-in Kitchen, His and Hers Closets, Open Floorplan, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms  
**Patio And Porch Features:** Covered, Patio, Screened



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## Fees & Taxes

**Tax Assessed Value:** \$5,519.40

**Association Fee Frequency:** Annually

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## School Information

**HighSchool:** Merritt Island

**Middle Or Junior School:** Jefferson

**Elementary School:** Carroll

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## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Owner Licensed RE

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## Courtesy of

**List Office Name:** EXP Realty LLC

