



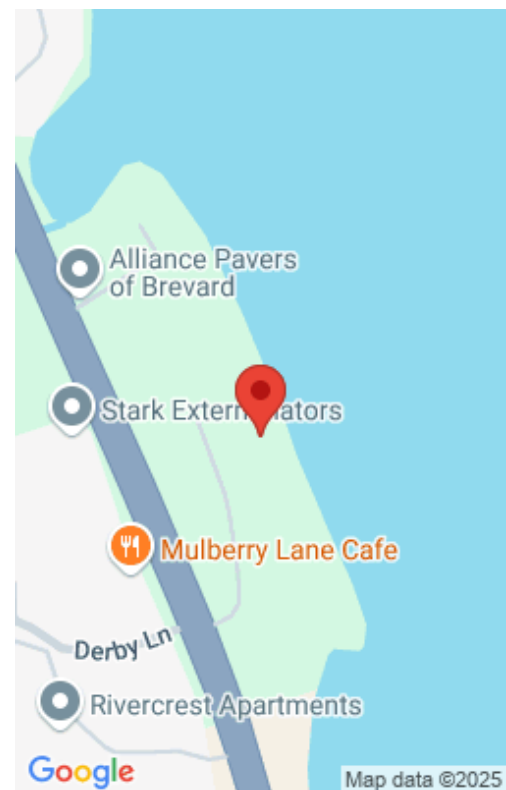
**\$1,149,900**

## **3551 N SYLVAN LN LANE, MELBOURNE, FL, 32935**

<https://austingarnerrealestate.com>

Nestled along a quiet oak-lined street, this remarkable 1/2 acre Indian River front property offers the perfect blend of privacy and comfort. At 10 feet elevation, the home is in a non-flood zone, providing peace of mind from high water. Step inside to discover a spacious living area featuring a wood burning fireplace and a [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2496 sq ft



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# 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> 2496 sq ft
<b>Lot size:</b> 0.49 sq ft	<b>Year built:</b> 1962
<b>Subdivision Name:</b> Sylvan Shores Part of Resubd of	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.49 acres	<b>County:</b> Brevard

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# Building Details

<b>Building Area Total:</b> 3210 sq ft	<b>Construction Materials:</b> Block
<b>Sewer:</b> Septic Tank	<b>Heating:</b> Central, Electric, 1
<b>Current Use:</b> Residential	<b>Stories:</b> 1
<b>Roof:</b> Shingle	<b>Levels:</b> One

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# Amenities & Features

<b>Laundry Features:</b> In Garage	<b>Electric:</b> Whole House Generator
<b>Flooring:</b> Stone, Wood	<b>Utilities:</b> Cable Available, Electricity Available, Electricity Connected, Propane, Sewer Not Available, Water Connected
<b>Fencing:</b> Back Yard, Chain Link, Fenced	<b>Parking Features:</b> Garage
<b>Waterfront Features:</b> Lagoon, Navigable Water, River Front, Intracoastal	<b>Fireplace Features:</b> Wood Burning
<b>Garage Spaces:</b> 2, 1	<b>WaterSource:</b> Public, 1
<b>Appliances:</b> Dryer, Disposal, Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator	<b>Interior Features:</b> Primary Bathroom - Tub with Shower
<b>Lot Features:</b> Many Trees, Sprinklers In Front, Sprinklers In Rear, Dead End Street	<b>Exterior Features:</b> Boat Slip, Dock, Storm Shutters
<b>Fireplaces Total:</b> 1	<b>Cooling:</b> Central Air, Electric





## Fees & Taxes

**Tax Assessed Value:** \$11,285



## School Information

**HighSchool:** Eau Gallie

**Middle Or Junior School:** Johnson

**Elementary School:** Creel



## Miscellaneous

**Road Surface Type:** Asphalt, Paved

**Listing Terms:** Cash, Conventional

**Special Listing Conditions:** Standard

**Pets Allowed:** Yes



## Courtesy of

**List Office Name:** Relentless Real Estate Co.

