



**\$715,000**

## **36 MOHICAN WAY, MELBOURNE BEACH, FL, 32951**

<https://austingarnerrealestate.com>

Welcome to 36 Mohican Way, a sublime Melbourne Beach sanctuary where luxury meets comfort in the heart of Florida's coastal paradise. This elegant single-family residence, perfect for families seeking a blend of style and functionality, offers 4 generously sized bedrooms and 3 full bathrooms, spread across a spacious 2,683 sq ft open-concept, split floor plan. [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2683 sq ft





# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 0.27 sq ft

**Subdivision Name:** Sunnyland Beach Sec 3

**Lot Size Acres:** 0.27 acres

**County:** Brevard

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 2683 sq ft

**Year built:** 1985

**Bathrooms Full:** 3

**Zoning:** Residential



# Building Details

**Building Area Total:** 3734 sq ft

**Architectural Style:** Traditional

**Heating:** Electric, 1

**Stories:** 1

**Levels:** One

**Construction Materials:** Block, Concrete, Stucco

**Sewer:** Private Sewer, Septic Tank

**Current Use:** Residential, Single Family

**Roof:** Shingle



# Amenities & Features



**Laundry Features:** Electric Dryer Hookup, Lower Level, In Unit, Washer Hookup

**Flooring:** Laminate, Tile

**Fencing:** Vinyl

**Fireplace Features:** Electric

**WaterSource:** Public,

**Interior Features:** Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Pantry, Primary Downstairs, Walk-In Closet(s), Primary Bathroom - Tub with Separate Shower

**Patio And Porch Features:** Deck, Rear Porch, Screened

**Fireplaces Total:** 1

**Pool Features:** In Ground, Screen Enclosure

**Utilities:** Electricity Available, Electricity Connected, Water Available, Water Connected

**Parking Features:** Garage

**Garage Spaces:** 2, 1

**Appliances:** Disposal, Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator

**Lot Features:** Many Trees

**Exterior Features:** Storm Shutters

**Cooling:** Central Air, Electric

Fees & Taxes

**Tax Assessed Value:** \$2,880.65

School Information

**HighSchool:** Melbourne

**Elementary School:** Gemini

**Middle Or Junior School:** Hoover

Miscellaneous

**Road Surface Type:** Asphalt

**Special Listing Conditions:** Standard

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

**Pets Allowed:** Yes

Courtesy of



**List Office Name:** Keller Williams Realty Brevard

