



**\$269,000**

## **3847 TOWN SQUARE BOULEVARD, MELBOURNE, FL, 32901**

<https://austingarnerrealestate.com>

Welcome to this beautifully maintained 3 bedroom, 2 bathroom home in Magnolia Village. Roof 2021 AC 2022 Accordion hurricane shutters on all openings. Nestled on a serene lakefront lot, this home offers relaxing water views. Sit in the Florida room or the community gazebo and watch the ducks swim in the lake. The fenced yard [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1216 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.24 sq ft  
**Subdivision Name:** Magnolia Village II  
**Lot Size Acres:** 0.24 acres

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 1216 sq ft  
**Year built:** 1994  
**Bathrooms Full:** 2  
**County:** Brevard

# Building Details

**Construction Materials:** Frame, Vinyl Siding  
**Sewer:** Public Sewer  
**Current Use:** Residential, Single Family  
**Roof:** Shingle

**Architectural Style:** Cottage  
**Heating:** Central, Electric, 1  
**Stories:** 1

# Amenities & Features

**Laundry Features:** Electric Dryer Hookup, In Garage, Washer Hookup  
**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected  
**Parking Features:** Garage  
**Garage Spaces:** 1, 1  
**Appliances:** Dryer, Dishwasher, Electric Range, Electric Water Heater, Ice Maker, Refrigerator, Washer  
**Lot Features:** Sprinklers In Front, Sprinklers In Rear, Other  
**Cooling:** Central Air

**Flooring:** Carpet, Laminate, Vinyl  
**Fencing:** Back Yard, Fenced  
**Waterfront Features:** Lake Front  
**WaterSource:** Public, 1  
**Interior Features:** Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Vaulted Ceiling(s)  
**Patio And Porch Features:** Covered, Front Porch, Rear Porch





## Fees & Taxes

**Association Fee Frequency:** Quarterly **Association Fee Includes:** Maintenance Grounds



## School Information

**HighSchool:** Palm Bay **Middle Or Junior School:** Stone  
**Elementary School:** University Park



## Miscellaneous

**Road Surface Type:** Paved **Listing Terms:** Cash, Conventional, FHA, VA Loan  
**Special Listing Conditions:** Standard **Pets Allowed:** Number Limit, Yes



## Courtesy of

**List Office Name:** Denovo Realty

