



**\$629,000**

## **448 BIRCHINGTON LANE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Welcome to this beautiful 3-bedroom, 2-bathroom home nestled in the highly desirable, gated golf community of Baytree. Perfectly positioned on a prime lot, this residence offers serene views of the lush golf course and is surrounded by mature landscaping, including majestic oaks and blooming magnolias that provide both shade and charm. Inside, the thoughtfully designed [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2005 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> 2005 sq ft
<b>Lot size:</b> 0.26 sq ft	<b>Year built:</b> 1998
<b>Subdivision Name:</b> Baytree PUD Phase 1 Stage 1-5	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.26 acres	<b>County:</b> Brevard

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# Building Details

<b>Construction Materials:</b> Concrete, Stucco	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Central, 1	<b>Current Use:</b> Residential
<b>Stories:</b> 1	<b>Roof:</b> Shingle

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# Amenities & Features

<b>Pool Features:</b> In Ground	<b>Flooring:</b> Carpet, Tile
<b>Utilities:</b> Electricity Available, Natural Gas Available, Sewer Available, Water Available	<b>Association Amenities:</b> Basketball Court, Clubhouse, Fitness Center, Golf Course, Gated, Jogging Path, Maintenance Grounds, Playground, Shuffleboard Court, Tennis Court(s), Management - Off Site
<b>Parking Features:</b> Garage	<b>Garage Spaces:</b> 2, 1
<b>WaterSource:</b> Public,	<b>Appliances:</b> Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator
<b>Interior Features:</b> Built-in Features, Ceiling Fan(s), Open Floorplan, Walk-In Closet(s), Split Bedrooms	<b>Lot Features:</b> On Golf Course
<b>Cooling:</b> Central Air	

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# Fees & Taxes



Tax Assessed Value: \$6,264.14

Association Fee Frequency: Annually

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## School Information

HighSchool: Viera

Middle Or Junior School: DeLaura

Elementary School: Quest

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## Miscellaneous

Road Surface Type: Paved

Listing Terms: Cash, Conventional, VA Loan

Special Listing Conditions: Standard

Pets Allowed: Yes

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## Courtesy of

List Office Name: One Sotheby's International

