



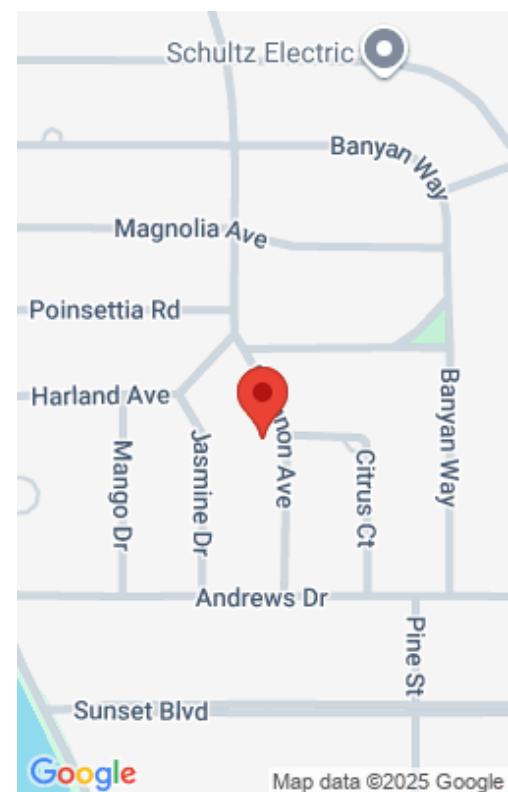
**\$689,000**

## **602 SHANNON AVENUE, MELBOURNE BEACH, FL, 32951**

<https://austingarnerrealestate.com>

Live Like You're Always on Vacation! Close to beach access & nestled between the breathtaking Atlantic Ocean and the tranquil Indian River, this stunning 4-bedroom, 2-bath home is located in the exclusive SOFA (South of Fifth Ave) district—one of the most coveted areas in Melbourne Beach. Step outside to your screened-in pool and patio, perfect [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1950 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.3 sq ft  
**Subdivision Name:** River Colony East  
**Lot Size Acres:** 0.3 acres

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Area:** 1950 sq ft  
**Year built:** 1969  
**Bathrooms Full:** 2  
**County:** Brevard

# Building Details

**Construction Materials:** Concrete, Stucco, Brick  
**Sewer:** Public Sewer  
**Current Use:** Investment, Residential, Single Family  
**Roof:** Metal

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

# Amenities & Features

**Laundry Features:** In Garage

**Flooring:** Tile, Vinyl

**Fencing:** Fenced

**Fireplace Features:** Wood Burning

**WaterSource:** Public,

**Interior Features:** Ceiling Fan(s), Walk-In Closet(s), Primary Bathroom - Tub with Shower, Split Bedrooms

**Patio And Porch Features:** Covered, Front Porch, Patio, Screened

**Cooling:** Central Air, Electric

**Pool Features:** Heated, In Ground, Screen Enclosure, Salt Water

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

**Parking Features:** Attached, Garage, Garage Door Opener

**Garage Spaces:** 2, 1

**Appliances:** Dryer, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer

**Lot Features:** Few Trees, Sprinklers In Front, Sprinklers In Rear

**Fireplaces Total:** 1





## Fees & Taxes

**Tax Assessed Value:** \$7,966.43



## School Information

**HighSchool:** Melbourne

**Middle Or Junior School:** Hoover

**Elementary School:** Gemini



## Miscellaneous

**Road Surface Type:** Concrete

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

**Special Listing Conditions:** Standard



## Courtesy of

**List Office Name:** Florida Homes Rlty. & Mtg. LLC

