



**\$1,000,000**

## **6345 ANCHOR LANE, ROCKLEDGE, FL, 32955**

<https://austingarnerrealestate.com>

Waterfront Living with Direct Boating Access! Located on a navigable canal with quick access to the Intracoastal, this stunning pool home offers the best of the Florida lifestyle. Enjoy a split-bedroom layout with 3 private suites, each with its own full bath. The spacious living room, complete with a stone fireplace, and formal dining area [...]

- 3 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 2982 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 4 baths  
**Lot size:** 0.54 sq ft  
**Subdivision Name:** Indian River Isles 1st Addition  
**Lot Size Acres:** 0.54 acres

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 2982 sq ft  
**Year built:** 1987  
**Bathrooms Full:** 3  
**County:** Brevard

# Building Details

**Construction Materials:** Frame, Stucco, Wood Siding  
**Sewer:** Public Sewer  
**Current Use:** Residential  
**Roof:** Shingle

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

# Amenities & Features



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

**Flooring:** Carpet, Tile, Wood

**Association Amenities:** Management - Off Site

**Waterfront Features:** Canal Front, Navigable Water, River Access, Seawall

**Garage Spaces:** 2, 1

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

**Lot Features:** Few Trees, Sprinklers In Front, Sprinklers In Rear, Dead End Street

**Exterior Features:** Dock, Boat Ramp - Private, Boat Lift, Impact Windows

**Cooling:** Central Air, Electric, Split System

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

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

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

**Fireplace Features:** Wood Burning

**WaterSource:** Public, 1

**Interior Features:** Ceiling Fan(s), Eat-in Kitchen, Kitchen Island, Pantry, Primary Downstairs, Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms, Breakfast Nook

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

**Fireplaces Total:** 2

## Fees & Taxes

**Tax Assessed Value:** \$5,289.04

**Association Fee Frequency:** Annually

**Association Fee Includes:** Maintenance Grounds

## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Viera Middle School

**Elementary School:** Suntree

## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard

**Pets Allowed:** Yes





# Courtesy of

**List Office Name:** Oceans Realty Florida

