



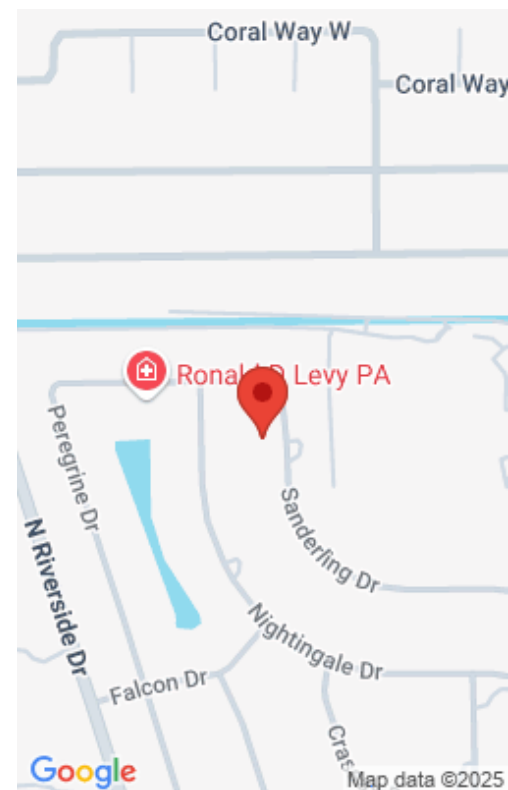
**\$1,420,000**

## **760 NIGHTINGALE DRIVE, MELBOURNE, FL, 32903**

<https://austingarnerrealestate.com>

Welcome to an exclusive opportunity to design your dream home in the serene Sanctuary by the Sea. This remarkable, custom-built residence will embody a stunning coastal contemporary design, seamlessly blending modern aesthetics with the tranquility of coastal living. With limited lots available in this desirable enclave, seize the chance to create a home tailored to [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2389 sq ft



# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 0.3 sq ft

**Subdivision Name:** Sanctuary Phase 3 The

**Lot Size Acres:** 0.3 acres

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 2389 sq ft

**Year built:** 2026

**Bathrooms Full:** 2

**County:** Brevard

# Building Details

**Building Area Total:** 3727 sq ft

**Architectural Style:** Traditional

**Heating:** Central, 1

**Stories:** 1

**Levels:** One

**Construction Materials:** Concrete

**Sewer:** Public Sewer

**Current Use:** Residential, Single Family

**Roof:** Shingle

# Amenities & Features

**Laundry Features:** Lower Level, Washer Hookup

**Utilities:** Electricity Available, Natural Gas Available, Water Available

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

**WaterSource:** Public,

**Interior Features:** Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Kitchen Island, Open Floorplan, Primary Downstairs, Smart Thermostat, Walk-In Closet(s)

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

**Cooling:** Central Air

**Flooring:** Vinyl

**Association Amenities:** Beach Access, Clubhouse, Gated, Playground, Tennis Court(s)

**Garage Spaces:** 3, 1

**Appliances:** Disposal, Dishwasher, Gas Range, Microwave, Refrigerator, Other

**Lot Features:** Few Trees

**Exterior Features:** Impact Windows





## Fees & Taxes

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Security



## School Information

**HighSchool:** Melbourne

**Middle Or Junior School:** Hoover

**Elementary School:** Indialantic



## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard **Pets Allowed:** Yes



## Courtesy of

**List Office Name:** EXP Realty LLC

