



**\$540,000**

## **8216 SIMPKINS WAY, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Step into this stunning two-story home nestled within the exclusive, gated Isles of Baytree community, offering both privacy and peace of mind with 24/7 staff security. Enjoy the convenience of being just a short walk from the Brevard Zoo, perfect for nature lovers and families. With major shopping and dining options nearby, you'll have everything [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2396 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> 3 baths	<b>Area:</b> 2396 sq ft
<b>Lot size:</b> 0.18 sq ft	<b>Year built:</b> 2002
<b>Subdivision Name:</b> Isles of Baytree Phase 1	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.18 acres	<b>Rooms Total:</b> 3
<b>County:</b> Brevard	

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# Building Details

<b>Construction Materials:</b> Stucco	<b>Architectural Style:</b> Traditional
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, Electric, 1
<b>Current Use:</b> Single Family	<b>Stories:</b> 2
<b>Roof:</b> Other	

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# Amenities & Features

<b>Laundry Features:</b> In Unit	<b>Flooring:</b> Other
<b>Utilities:</b> Sewer Connected	<b>Association Amenities:</b> Clubhouse, Fitness Center, Gated, Other, Pool
<b>Parking Features:</b> Garage Door Opener	<b>Fireplace Features:</b> Gas, Other
<b>Garage Spaces:</b> 2, 1	<b>WaterSource:</b> Public,
<b>Appliances:</b> Dryer, Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator, Trash Compactor, Washer	<b>Interior Features:</b> Ceiling Fan(s), Eat-in Kitchen, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s), Other
<b>Lot Features:</b> Corner Lot, Other	<b>Patio And Porch Features:</b> Covered, Patio, Screened
<b>Exterior Features:</b> Other	<b>Fireplaces Total:</b> 2
<b>Cooling:</b> Central Air	



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**Tax Assessed Value:** \$5,715.09    **Association Fee Frequency:** Quarterly

**Association Fee Includes:** Other

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**HighSchool:** Viera

### Middle Or Junior School: DeLaura

## Elementary School: Quest

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**Road Surface Type:** Paved

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

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

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**List Office Name:** Flat Fee MLS Realty

