

Customer w/Gallery

V467711A

0 Glendon Drive Unit# , MELBOURNE, FL 32901



\$180,000



**Area:** 330 Melbourne  
**Subdiv/Condo:** MAGNOLIA PARK PLAT NO 2  
**Waterfront:** No  
**Waterfrnt Type:**  
**Zoning:**  
**Arial:**  
**Road Front Ft:** 160  
**Frontage Desc:** City Road

**County:** Brevard  
**Map Coord:** T49  
**Measurements:** Tax Rolls  
**Lot Dim:** 160 X 148  
**Acreage:** .46  
**Lot SQFT:** 20000  
**# of Lots:** 3

**Remarks:** YOUR PRIVATE COMPOUND! Very affordable opportunity to live in the heart of Melbourne. Currently 1 lot situated on .44 acre that can be subdivided into 2 or 3 buildable lots. Pick your contractor and pick your neighbor. The choices are yours on these hard-to-find estate grounds. Available utilities include city water and sewer. Flat level site ready for your own piece of paradise. Only minutes to shopping, city golf course, air travel, schools and easy access to I-95 and beaches.

**Directions:** Hwy 192 (New Haven Avenue)to north on Airport to east on Fee Avenue to North on Glendon. Sign on Property.

<b>Unit/Add'n:</b>	<b>Assumable:</b>	<b>Deed Rest:</b>	<b>Bank/Corp Owned:</b>
<b>Equitable Interest:</b>	<b>Home Ownrs Assc:</b> No	<b>P.U.D:</b>	<b>55+ Community:</b> No
<b>Gated Community:</b> No	<b>Assessment:</b>	<b>HOA\$/Term:</b> /	<b>Front Faces:</b> W

**FEATURES**

**Property Use:** Residential Land  
**Site Desc:** Cleared  
**Utilities:** Sewer Available , Telephone Available , Water-City  
**Loc Desc:** Buildable , Flat Level Site , Lot-City

<b>Water Desc:</b>	<b>Current Adjacent:</b> Residential , Vacant
<b>Road Surface:</b> Paved	<b>Security/Safety:</b>
<b>Sale Option:</b> Other-See Remarks	<b>Docs on File:</b>
<b>Assoc. Fees Inc:</b>	<b>Owner Consider:</b> Cash , Conventional
<b>Comm Amen:</b>	
<b>Possession:</b> Closing	

<b>Taxes:</b> \$1237.73	<b>Tax Year:</b> 2006	<b>Tax Acct:</b> <a href="#">2818489</a>	<b>Tax ID:</b> 28-37-04-02-00011.0-0003.00
<b>Plat Book #:</b> 0006	<b>Plat Book Pg:</b> 0074		

**Legal:** LOTS 3,4,N 40 FT OF LOT 5 BLK 11



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**North Lot**



**Center Lot**



**South Lot**