



FEATURES & UPGRADES

36 Mohican Way, Melbourne Beach, FL 32951

Exterior Features

- Concrete block construction with stucco finish and partial stone siding
- Concrete driveway, walkway, and covered front entryway
- Covered rear porch with three fans
- Fully screened in ground figure 8 unheated chlorine pool with both ladder and step entry
- New roof in 2025
- New septic tank 2021
- Hurricane shutters
- Two exterior showers, one for beach clean up and one by pool

Interior Features

- 4 bedrooms, and 3 full bathrooms with an open concept split floor plan with 2,683 sq ft of living space
- Spacious 2 car garage
- Sidelight windows on each side of the front door creating a bright entryway
- Separate sunken dining room with stone wall feature and electric fireplace
- Multiple windows in the bedrooms, creating bright spaces
- Ceiling fans in living room, dining room, kitchen, and bedrooms
- Whole house painted in warm neutral colors
- Tile flooring throughout main living space and bathrooms and laminate flooring in the bedrooms and dining room
- Separate laundry room with washer and dryer hook up, overhead shelving, sink and countertop
- New water heater 2024
- Two AC units, north unit is 2025, south is 2019

Kitchen

- Eat-in kitchen with breakfast bar
- Fluted cabinets, stainless steel double-basin, and gooseneck faucet
- Recessed lighting

Bathrooms

- En suite has his and hers shower heads, a double vanity with an extended countertop, fluted cabinets, large extended mirror, recessed lighting, and two large walk in closets

Location & Lifestyle

- Easy access to Sebastian Inlet State Park, beaches and Patrick Space Force
- Award winning restaurants and shopping
- Close proximity to FIT, Turkey Creek, Melbourne Square Mall
- Quality healthcare and VA clinic
- Wide choice of entertainment and restaurants
- Minutes from I-95 and US 1
- 1 hour from Orlando International Airport and theme parks
- Voluntary inexpensive community HOA includes beach access, chairs and community events
- Rentals permitted