



**\$499,000**

## **1371 INDEPENDENCE AVENUE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Beautifully updated Montpelier model, situated perfectly on the 4th green, with lovely views of water, and a short golf cart ride to the Club and amenities. Located in a resort-style country club community, offering top-notch amenities for an exceptional Florida lifestyle, this 4-bedroom, 3 bathroom, 3-car garage, has newer HVAC, water heater, roof, two solar [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2442 sq ft



# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 3 baths	<b>Area:</b> 2442 sq ft
<b>Lot size:</b> 0.24 sq ft	<b>Year built:</b> 1989
<b>Subdivision Name:</b> Indian River Colony Club PUD Phase 1 Unit 2	<b>Bathrooms Full:</b> 3
<b>Lot Size Acres:</b> 0.24 acres	<b>County:</b> Brevard

# Building Details

<b>Construction Materials:</b> Frame, Stucco	<b>Architectural Style:</b> Ranch
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, Electric, Heat Pump, 1
<b>Current Use:</b> Residential, Single Family	<b>Stories:</b> 1
<b>Roof:</b> Shingle	

# Amenities & Features

<b>Laundry Features:</b> Sink, In Unit	<b>Flooring:</b> Tile
<b>Utilities:</b> Cable Connected, Electricity Connected, Sewer Connected, Water Connected	<b>Parking Features:</b> Attached, Garage
<b>Garage Spaces:</b> 3, 1	<b>WaterSource:</b> Public,
<b>Appliances:</b> Dryer, Disposal, Dishwasher, Electric Range, Microwave, Refrigerator, Washer	<b>Interior Features:</b> Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, His and Hers Closets, Kitchen Island, Open Floorplan, Solar Tube(s), Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms
<b>Lot Features:</b> On Golf Course, Sprinklers In Front, Sprinklers In Rear, Dead End Street	<b>Patio And Porch Features:</b> Glass Enclosed, Patio, Screened
<b>Exterior Features:</b> Storm Shutters	<b>Cooling:</b> Central Air, Electric





## Fees & Taxes

**Tax Assessed Value:** \$1,790.59



## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Kennedy

**Elementary School:** Quest



## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard

**Pets Allowed:** Number Limit, Yes



## Courtesy of

**List Office Name:** Four Star Real Estate LLC

