



**\$550,000**

## **1453 GOLDRUSH AVENUE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Located in a resort-style country club community with top-notch amenities, this home offers an exceptional Florida lifestyle—all set in a tropical oasis perfect for relaxing or entertaining. From the moment you arrive, you're welcomed by a charming entry door that hints at the thoughtful details found throughout. Inside, vaulted ceilings and strategically placed sun tunnels [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2432 sq ft



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# 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> 2432 sq ft
<b>Lot size:</b> 0.25 sq ft	<b>Year built:</b> 1995
<b>Subdivision Name:</b> Viera Tracts BB and V Phases 4 and 5 of Viera N	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.25 acres	<b>County:</b> Brevard

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# 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	<b>Levels:</b> One

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# Amenities & Features



<b>Laundry Features:</b> In Unit	<b>Pool Features:</b> Electric Heat, Heated, Screen Enclosure
<b>Flooring:</b> Tile, Vinyl, Wood	<b>Utilities:</b> Cable Connected, Electricity Connected, Sewer Connected, Water Connected
<b>Association Amenities:</b> Clubhouse, Cable TV, Fitness Center, Golf Course, Gated, Maintenance Grounds, Maintenance Structure, Other, Park, RV/Boat Storage, Shuffleboard Court, Security, Tennis Court(s), Pool	<b>Parking Features:</b> Attached, Garage
<b>Garage Spaces:</b> 2, 1	<b>WaterSource:</b> Public,
<b>Appliances:</b> Dryer, Disposal, Dishwasher, Electric Range, Microwave, Refrigerator, Washer	<b>Interior Features:</b> Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Solar Tube(s), Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms
<b>Lot Features:</b> Cul-De-Sac, Other	<b>Patio And Porch Features:</b> Covered, Rear Porch, Screened
<b>Exterior Features:</b> Storm Shutters	<b>Cooling:</b> Central Air, Electric, Wall/Window Unit(s)

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## Fees & Taxes

<b>Tax Assessed Value:</b> \$3,700.74	<b>Association Fee Frequency:</b> Monthly
<b>Association Fee Includes:</b> Cable TV, Internet, Maintenance Grounds, Maintenance Structure, Pest Control, Security, Other	

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## School Information

<b>HighSchool:</b> Viera	<b>Middle Or Junior School:</b> Kennedy
<b>Elementary School:</b> Quest	

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## Miscellaneous



**Road Surface Type:** Asphalt

**Special Listing Conditions:** Third Party Approval, Standard

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

**Pets Allowed:** Number Limit, Yes

Courtesy of

List Office Name: Four Star Real Estate LLC

