



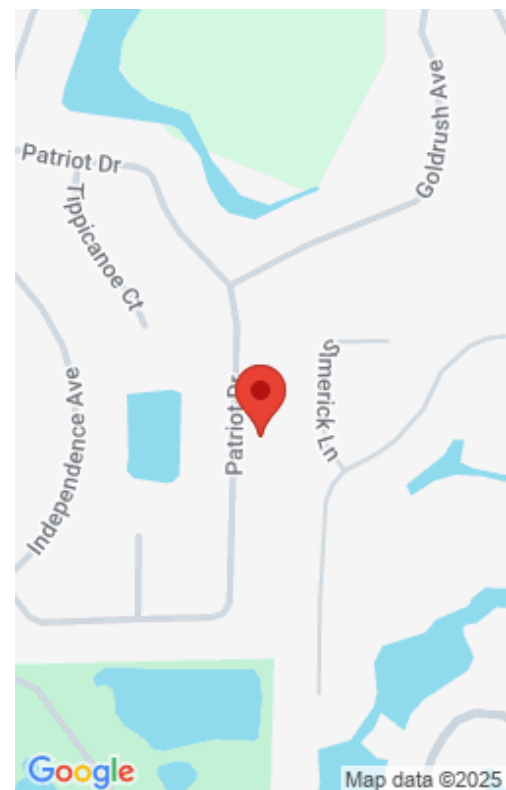
**\$399,999**

## **1453 PATRIOT DRIVE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

This expanded Austin model. Located in a resort -style living country club community, offering top-notch amenities for an exceptional Florida lifestyle. As you approach the home, its stunning curb appeal immediately catches the eye, highlighted by a freshly installed epoxy driveway and a beautifully done garage floor. Inside, the home is open and airy, featuring [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2293 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> 2 baths	<b>Area:</b> 2293 sq ft
<b>Lot size:</b> 0.21 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> 0.21 acres	<b>County:</b> Brevard

---

# Building Details

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

---

# Amenities & Features

<b>Flooring:</b> Laminate, Tile	<b>Utilities:</b> Cable Connected, Electricity Connected, Sewer Connected, Water Connected
<b>Parking Features:</b> Attached	<b>Garage Spaces:</b> 2, 1
<b>WaterSource:</b> Public,	<b>Appliances:</b> Dryer, Disposal, Electric Range, Microwave, Refrigerator, Washer
<b>Interior Features:</b> Breakfast Bar, Ceiling Fan(s), Solar Tube(s), Primary Bathroom -Tub with Separate Shower	<b>Lot Features:</b> Other
<b>Patio And Porch Features:</b> Rear Porch, Screened	<b>Cooling:</b> Central Air, Electric

---

# Fees & Taxes



**Tax Assessed Value:** \$5,344.77

---

## 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

---

## Courtesy of

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

