



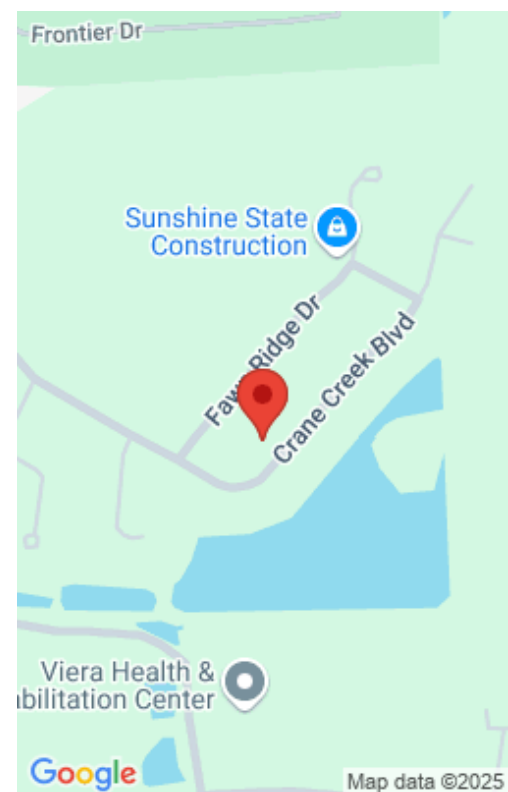
**\$369,900**

## **1474 CRANE CREEK BOULEVARD, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Motivated Seller; Bring Your Offer!! Welcome to this beautifully maintained 3-bedroom, 2-bath home in the sought-after Fawn Ridge community of Viera. This original-owner property showcases true pride of ownership with new luxury vinyl plank flooring in several rooms and tile throughout the rest of the home. Step inside to an open floor plan that seamlessly [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1341 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.13 sq ft  
**Subdivision Name:** Viera Tract FF Phase II  
**Lot Size Acres:** 0.13 acres

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 1341 sq ft  
**Year built:** 1993  
**Bathrooms Full:** 2  
**County:** Brevard

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# Building Details

**Construction Materials:** Frame, Stucco  
**Heating:** Central, Natural Gas, 1  
**Stories:** 1  
**Levels:** One

**Sewer:** Public Sewer  
**Current Use:** Residential, Single Family  
**Roof:** Shingle

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# Amenities & Features



**Laundry Features:** In Garage, Gas Dryer Hookup

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected

**Fencing:** Back Yard, Wood

**Garage Spaces:** 2, 1

**Appliances:** Dryer, Disposal, Dishwasher, Electric Oven, Electric Range, Gas Water Heater, Microwave, Refrigerator, Washer

**Lot Features:** Cleared

**Exterior Features:** Storm Shutters

**Flooring:** Tile, Vinyl

**Association Amenities:** Playground, Management - Off Site, Management - Full Time

**Parking Features:** Garage, Garage Door Opener

**WaterSource:** Public,

**Interior Features:** Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Breakfast Nook

**Patio And Porch Features:** Covered, Rear Porch, Screened

**Cooling:** Central Air, Electric

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## Fees & Taxes

**Tax Assessed Value:** \$1,966.45

**Association Fee Frequency:** Annually

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## School Information

**HighSchool:** Viera

**Middle Or Junior School:** DeLaura

**Elementary School:** Quest

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## Miscellaneous

**Road Surface Type:** Paved

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

**Special Listing Conditions:** Standard





# Courtesy of

**List Office Name:** Dalton Wade, Inc.

