



**\$315,000**

## **1487 PATRIOT DRIVE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Welcome to your Florida retreat, located in a resort-style country club community, offering top-notch amenities for an exceptional Florida lifestyle. This Madison floor plan is situated directly on the lake and offers you a stunning golf course view and a peaceful lifestyle. With three spacious bedrooms, two bathrooms, and a convenient two car-garage, this home [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1843 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.18 sq ft  
**Subdivision Name:** Viera Tracts BB and V Phase 2  
**Lot Size Acres:** 0.18 acres

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 1843 sq ft  
**Year built:** 1993  
**Bathrooms Full:** 2  
**County:** Brevard

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# Building Details

**Construction Materials:** Frame, Stucco  
**Sewer:** Public Sewer  
**Current Use:** Single Family  
**Roof:** Shingle

**Architectural Style:** Ranch  
**Heating:** Central, Electric, 1  
**Stories:** 1  
**Levels:** One

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# Amenities & Features

**Laundry Features:** In Garage  
**Utilities:** Cable Connected, Sewer Connected, Water Connected  
**Garage Spaces:** 2, 1  
**Appliances:** Dryer, Disposal, Dishwasher, Electric Range, Microwave, Refrigerator  
**Lot Features:** On Golf Course, Other  
  
**Cooling:** Central Air

**Flooring:** Laminate  
**Parking Features:** Attached, Garage  
  
**WaterSource:** Public,  
**Interior Features:** Ceiling Fan(s), Vaulted Ceiling(s)  
**Patio And Porch Features:** Awning(s), Screened

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# School Information



**HighSchool:** Viera

**Middle Or Junior School:** Kennedy

**Elementary School:** Quest

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## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard **Pets Allowed:** Number Limit

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## Courtesy of

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

