



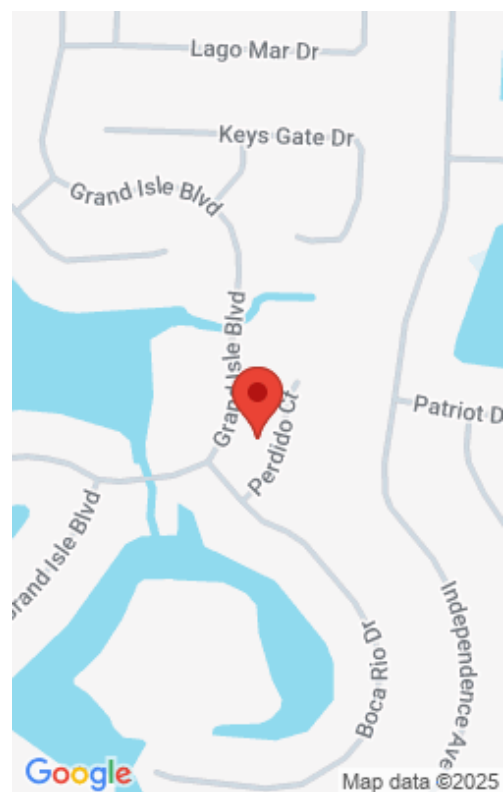
## 1530 PERDIDO COURT, MELBOURNE, FL, 32940

<https://austingarnerrealestate.com>

Beautiful east-facing home in the sought-after 55+ community of Grand Isle! Located just off Viera Blvd, you're minutes from shopping, dining, I-95, and only 40 minutes to Orlando International Airport. This light and bright home features an open floor plan with vaulted ceilings, a spacious kitchen with eat-in area, and abundant natural light through plantation [...]

**\$399,900**

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1781 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.18 sq ft  
**Subdivision Name:** Grand Isle Phase 3  
**Lot Size Acres:** 0.18 acres

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 1781 sq ft  
**Year built:** 2004  
**Bathrooms Full:** 2  
**County:** Brevard

# Building Details

**Construction Materials:** Block, Concrete, Stucco  
**Heating:** Central, 1  
**Stories:** 1  
**Levels:** One

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

# Amenities & Features

**Laundry Features:** In Unit  
**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected  
**Parking Features:** Garage  
**WaterSource:** Public,  
**Interior Features:** Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms  
**Patio And Porch Features:** Glass Enclosed, Rear Porch  
**Cooling:** Central Air

**Flooring:** Carpet, Tile  
**Association Amenities:** Clubhouse, Gated, Maintenance Grounds, Shuffleboard Court, Tennis Court(s), Pickleball, Pool  
**Garage Spaces:** 2, 1  
**Appliances:** Dryer, Disposal, Dishwasher, Electric Cooktop, Electric Oven, Microwave, Refrigerator, Washer  
**Lot Features:** Sprinklers In Front, Sprinklers In Rear  
**Exterior Features:** Storm Shutters



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## Fees & Taxes

**Tax Assessed Value:** \$1,945.55                      **Association Fee Frequency:** Monthly  
**Association Fee Includes:** Maintenance Grounds

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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

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## Courtesy of

**List Office Name:** Coldwell Banker Coast Realty

