



**\$399,000**

## **1622 INDEPENDENCE AVENUE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Lovely, updated Montpelier model is unsurpassed in style and elegance. located in a resort-style country club community, offering top-notch amenities for an exceptional Florida lifestyle, this 4 bed/3 full bath/3-car garage home has wood-look, luxury vinyl flooring throughout. Remodeled bathrooms, vaulted ceilings, and CHECK OUT THE KITCHEN! Waterfall edge granite countertops, rectangular single bowl farmhouse [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2295 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3 baths  
**Lot size:** 0.27 sq ft  
**Subdivision Name:** Viera Tracts BB and V Phase 2  
**Lot Size Acres:** 0.27 acres

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Area:** 2295 sq ft  
**Year built:** 1993  
**Bathrooms Full:** 3  
**County:** Brevard

# Building Details

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

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

# Amenities & Features

**Flooring:** Vinyl  
  
**Parking Features:** Attached, Garage, Garage Door Opener  
  
**WaterSource:** Public,  
  
**Interior Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, His and Hers Closets, Solar Tube(s), Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom - Shower No Tub, Primary Bathroom - Tub with Shower, Split Bedrooms  
  
**Patio And Porch Features:** Covered, Front Porch, Rear Porch, Screened  
  
**Cooling:** Central Air

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected  
  
**Garage Spaces:** 3, 1  
  
**Appliances:** Dryer, Disposal, Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer  
  
**Lot Features:** Sprinklers In Front, Sprinklers In Rear  
  
**Exterior Features:** Storm Shutters





## Fees & Taxes

**Tax Assessed Value:** \$2,874.98



## 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, Yes



## Courtesy of

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

