



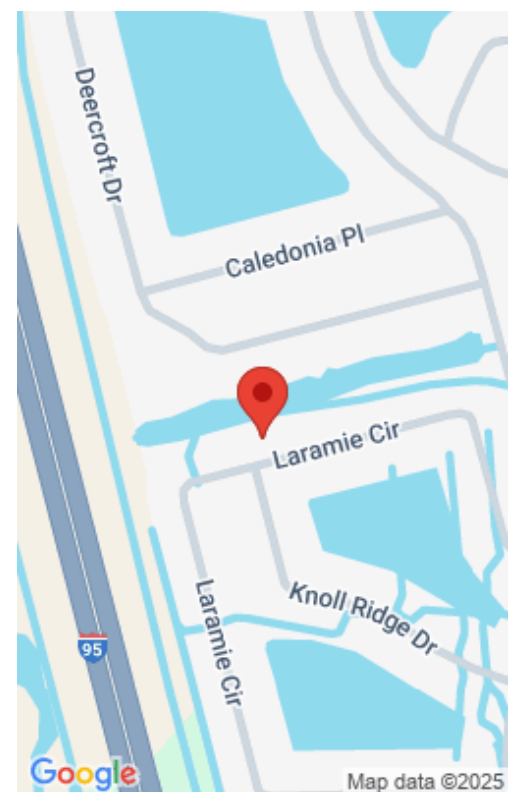
**\$469,000**

## **1623 LARAMIE CIRCLE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

If you love big rooms and a spacious layout, you will Fall in love with this peaceful lakefront home in the sought-after Viera High School district. Imagine sipping coffee on the enclosed tiled patio or hosting friends in the open-concept living spaces. This peaceful setting is matched by a thoughtfully designed layout featuring high ceilings, [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2364 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.19 sq ft  
**Subdivision Name:** Cross Creek Phase 1  
**Lot Size Acres:** 0.19 acres

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 2364 sq ft  
**Year built:** 2002  
**Bathrooms Full:** 2  
**County:** Brevard

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# Building Details

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

**Sewer:** Public Sewer  
**Current Use:** Residential  
**Roof:** Shingle

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# Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Gas Dryer Hookup, Washer Hookup  
**Utilities:** Electricity Connected, Water Available  
**Parking Features:** Attached, Garage  
**Garage Spaces:** 2, 1  
**Appliances:** Dishwasher, Electric Range, Ice Maker, Microwave  
  
**Lot Features:** Other  
  
**Cooling:** Central Air

**Flooring:** Carpet, Tile  
**Association Amenities:** Management - Full Time  
**Waterfront Features:** Canal Front  
**WaterSource:** Public, 1  
**Interior Features:** Breakfast Bar, Ceiling Fan(s), His and Hers Closets, Kitchen Island, Open Floorplan, Primary Bathroom -Tub with Separate Shower, Split Bedrooms  
**Patio And Porch Features:** Porch, Rear Porch, Screened



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## Fees & Taxes

**Tax Assessed Value:** \$2,364.47

**Association Fee Frequency:** Annually

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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:** Better Homes & Gardens RE Star

