



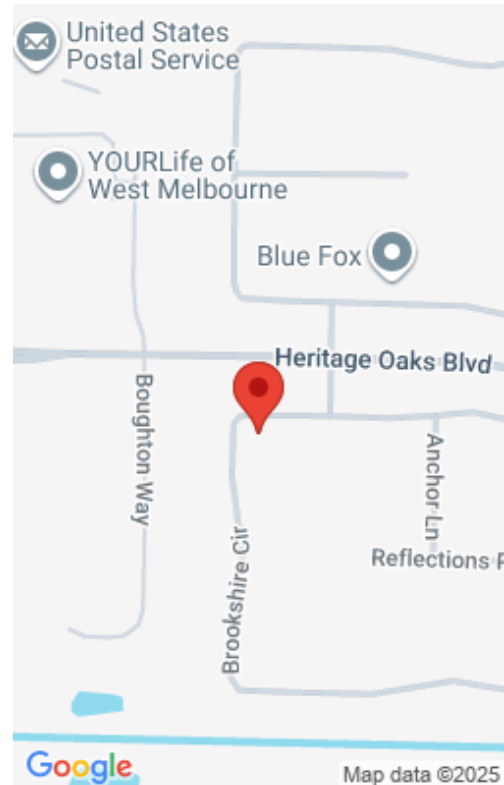
## 1701 BROOKSHIRE CIRCLE, MELBOURNE, FL, 32904

<https://austingarnerrealestate.com>

Beautiful home in highly sought after Brookshire in Heritage Oaks. Very spacious with 4 bedrooms, 2.5 bathrooms plus additional office room and large loft area upstairs. Newer Roof 2021, New A/C downstairs 2024 (upstairs A/C is 2014), New Water Heater 2025, all new LVP flooring throughout most of home. Home offers a large gourmet kitchen [...]

**\$460,000**

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2862 sq ft



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# Basics

|  |                                      |
|--|--------------------------------------|
| <b>Category:</b> Residential                                 | <b>Type:</b> Single Family Residence |
| <b>Status:</b> Active  | <b>Bedrooms:</b> 4 beds              |
| <b>Bathrooms:</b> 3 baths                                    | <b>Area:</b> 2862 sq ft              |
| <b>Lot size:</b> 0.2 sq ft                                   | <b>Year built:</b> 2003              |
| <b>Subdivision Name:</b> Brookshire at Heritage Oaks Phase 2 | <b>Bathrooms Full:</b> 2             |
| <b>Lot Size Acres:</b> 0.2 acres                             | <b>Zoning:</b> Residential           |
| <b>County:</b> Brevard                                       |                                      |

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# Building Details

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|--|---|
| <b>Building Area Total:</b> 3588 sq ft         | <b>Construction Materials:</b> Block, Frame, Stucco |
| <b>Sewer:</b> Public Sewer                     | <b>Heating:</b> Central, Electric, 1                |
| <b>Current Use:</b> Residential, Single Family | <b>Stories:</b> 2                                   |
| <b>Roof:</b> Shingle                           | <b>Levels:</b> Two                                  |

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# Amenities & Features

|  |   |
|--|---|
| <b>Laundry Features:</b> Electric Dryer Hookup, Washer Hookup  | <b>Flooring:</b> Laminate, Tile   |
| <b>Utilities:</b> Electricity Connected, Water Connected   | <b>Association Amenities:</b> Gated, Playground, Pool   |
| <b>Fencing:</b> Back Yard, Privacy, Wood, Fenced   | <b>Parking Features:</b> Garage   |
| <b>Garage Spaces:</b> 2, 1   | <b>WaterSource:</b> Public,   |
| <b>Appliances:</b> Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Microwave, Refrigerator | <b>Interior Features:</b> Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, His and Hers Closets, Open Floorplan, Pantry, Walk-In Closet(s), Split Bedrooms |
| <b>Lot Features:</b> Corner Lot  | <b>Patio And Porch Features:</b> Patio, Screened  |
| <b>Exterior Features:</b> Storm Shutters   | <b>Cooling:</b> Central Air, Electric   |



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## Fees & Taxes

**Tax Assessed Value:** \$4,820.99                      **Association Fee Frequency:** Annually  
**Association Fee Includes:** Maintenance Grounds

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## School Information

**HighSchool:** Melbourne                                      **Middle Or Junior School:** Central  
**Elementary School:** Meadowlane

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## Miscellaneous

**Road Surface Type:** Paved                                      **Listing Terms:** Cash, Conventional, FHA, VA Loan  
**Special Listing Conditions:** Standard                      **Pets Allowed:** Cats OK, Dogs OK

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## Courtesy of

**List Office Name:** Realty World Curri Properties

