



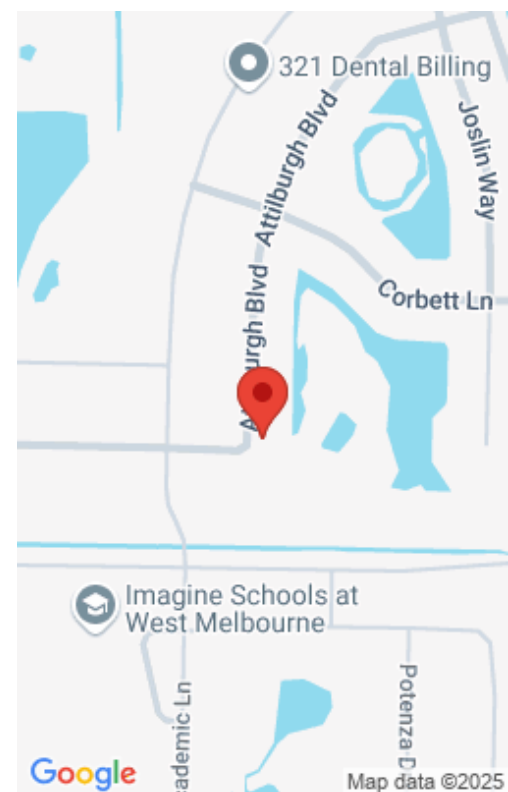
**\$459,999**

## **1757 ATTILBURGH BOULEVARD, MELBOURNE, FL, 32904**

<https://austingarnerrealestate.com>

Beautiful 3-Bedroom Home with Office, Saltwater Pool, and Hot Tub – Backing to Conservation Land for Ultimate Privacy Welcome to your dream home! This stunning 3-bedroom residence includes a versatile bonus room currently used as an office, which can easily be converted into a fourth bedroom to suit your family's needs. Nestled in a quiet, [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1733 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.17 sq ft  
**Subdivision Name:** Manchester Lakes Phase 4  
**Lot Size Acres:** 0.17 acres  
**County:** Brevard

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 1733 sq ft  
**Year built:** 2013  
**Bathrooms Full:** 2  
**Rooms Total:** 3

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# Building Details

**Building Area Total:** 1754 sq ft  
**Architectural Style:** Traditional  
**Heating:** Heat Pump, 1  
**Stories:** 1  
**Levels:** One

**Construction Materials:** Other  
**Sewer:** Public Sewer  
**Current Use:** Single Family  
**Roof:** Shingle

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# Amenities & Features

**Pool Features:** Heated, In Ground, Screen Enclosure  
**Utilities:** Electricity Connected, Other, Sewer Available  
**Garage Spaces:** 3, 1  
**Appliances:** Disposal, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Other  
**Lot Features:** Other  
**Exterior Features:** Other

**Flooring:** Carpet, Other  
**Parking Features:** Other  
**WaterSource:** Private,  
**Interior Features:** Ceiling Fan(s), Walk-In Closet(s)  
**Patio And Porch Features:** Rear Porch, Screened  
**Cooling:** Central Air



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## Fees & Taxes

**Tax Assessed Value:** \$2,778.99

**Association Fee Frequency:** Annually

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## School Information

**HighSchool:** Melbourne

**Middle Or Junior School:** Stone

**Elementary School:** Riviera

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## Miscellaneous

**Road Surface Type:** Paved

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

**Special Listing Conditions:** Standard

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## Courtesy of

**List Office Name:** Flat Fee MLS Realty

