



**\$599,000**

## **1911 FABIEN CIRCLE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Charming pool home in a prime location! This 4-bedroom PLUS office, 2.5-bath beauty is truly move-in ready with a 2021 roof and modern stainless steel appliances. The kitchen impresses with sleek granite countertops, subway tile backsplash, and plenty of storage. Matching granite countertops continue into the updated bathrooms. Gorgeous vinyl plank flooring spans the downstairs [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2780 sq ft



# 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> 2780 sq ft
<b>Lot size:</b> 0.18 sq ft	<b>Year built:</b> 1992
<b>Subdivision Name:</b> Six Mile Creek Phase II	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.18 acres	<b>County:</b> Brevard

# Building Details

<b>Building Area Total:</b> 3168 sq ft	<b>Construction Materials:</b> Block, Frame, Stucco, Vinyl Siding
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, Electric, 1
<b>Current Use:</b> Residential	<b>Stories:</b> 2
<b>Roof:</b> Shingle	

# Amenities & Features

<b>Pool Features:</b> In Ground, Screen Enclosure	<b>Flooring:</b> Laminate, Vinyl
<b>Utilities:</b> Electricity Connected, Sewer Connected	<b>Association Amenities:</b> Jogging Path, Park
<b>Fencing:</b> Wood	<b>Parking Features:</b> Attached
<b>Waterfront Features:</b> Lake Front, Pond	<b>Garage Spaces:</b> 2, 1
<b>WaterSource:</b> Public, 1	<b>Appliances:</b> Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator
<b>Interior Features:</b> Ceiling Fan(s), His and Hers Closets, Open Floorplan, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower	<b>Lot Features:</b> Other
<b>Patio And Porch Features:</b> Front Porch, Porch, Screened	<b>Exterior Features:</b> Impact Windows
<b>Cooling:</b> Central Air, Electric	



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## Fees & Taxes

**Tax Assessed Value:** \$3,712.32

**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

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

**Special Listing Conditions:** Standard

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## Courtesy of

**List Office Name:** Compass Florida, LLC

