



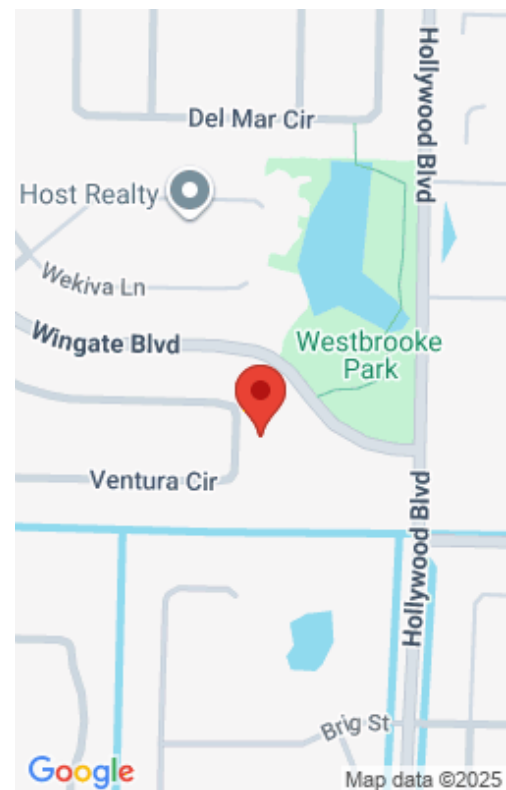
**\$389,000**

## **2544 VENTURA CIRCLE, MELBOURNE, FL, 32904**

<https://austingarnerrealestate.com>

New roof in 2023! Beautifully updated 4 bedroom home in the sought after Westbrooke community. Newer kitchen with 42 inch Shaker style cabinets, stainless steel appliances, tile backsplash and granite countertops. Breakfast bar opens to adjoining dining area and great room. All tile and LVP flooring throughout. Updated baths, vaulted ceilings, fenced backyard. Serene setting [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1534 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> 2 baths	<b>Area:</b> 1534 sq ft
<b>Lot size:</b> 0.14 sq ft	<b>Year built:</b> 1996
<b>Subdivision Name:</b> Westbrooke Phase I	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.14 acres	<b>County:</b> Brevard

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## Building Details

<b>Construction Materials:</b> Block, Concrete, Stucco	<b>Architectural Style:</b> Contemporary, Traditional
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, 1
<b>Current Use:</b> Residential, Single Family	<b>Stories:</b> 1
<b>Roof:</b> Shingle	<b>Levels:</b> One

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## Amenities & Features



**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Fencing:** Back Yard, Wood

**Waterfront Features:** Lake Front, Pond

**WaterSource:** Public, 1

**Interior Features:** Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Split Bedrooms

**Patio And Porch Features:** Patio, Rear Porch, Screened

**Cooling:** Central Air, Electric

**Flooring:** Laminate, Tile

**Association Amenities:** Basketball Court, Barbecue, Park, Playground, Pool

**Parking Features:** Garage, Garage Door Opener

**Garage Spaces:** 2, 1

**Appliances:** Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator

**Lot Features:** Sprinklers In Front, Sprinklers In Rear

**Exterior Features:** Storm Shutters

Fees & Taxes

Tax Assessed Value: \$3,546.70

Association Fee Frequency: Quarterly

School Information

HighSchool: Melbourne

Middle Or Junior School: Central

Elementary School: Meadowlane

Miscellaneous

Road Surface Type: Asphalt

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

Special Listing Conditions: Standard

Pets Allowed: Yes

Courtesy of



**List Office Name:** Florida East Coast Real Estate

