



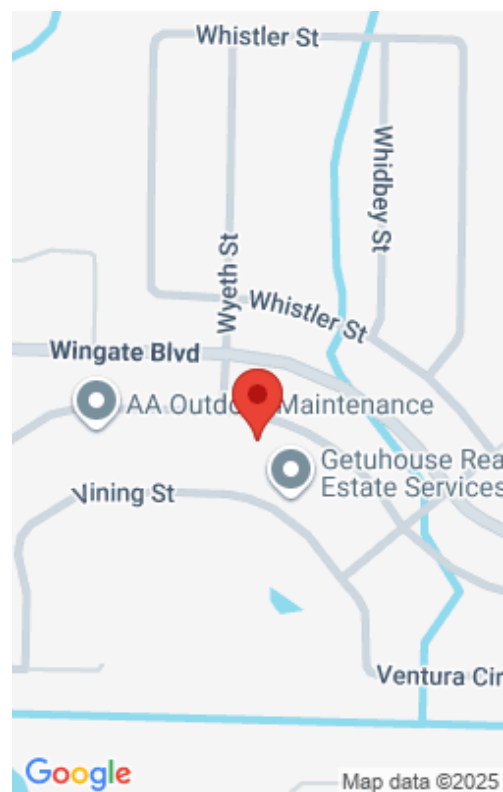
**\$340,000**

**2643 BRADFORDT DRIVE, MELBOURNE, FL,  
32904**

<https://austingarnerrealestate.com>

Cute home in beautifully maintained neighborhood of Westbrook. Community pool and park. Great rental opportunity, move in ready. Walking distance to schools. Large open kitchen with vaulted ceiling. Luxury vinyl flooring in combined living/dining area. Newer carpet in bedrooms. Brand new roof just installed , brand new water heater, AC is a few years old.

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1361 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.15 sq ft  
**Subdivision Name:** Westbrooke Phase V  
**Lot Size Acres:** 0.15 acres  
**Zoning:** Residential

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 1361 sq ft  
**Year built:** 2000  
**Bathrooms Full:** 2  
**Rooms Total:** 8  
**County:** Brevard

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# Building Details

**Construction Materials:** Frame  
**Sewer:** Public Sewer  
**Current Use:** Residential, Single Family  
**Roof:** Shingle

**Architectural Style:** Ranch  
**Heating:** Central, 1  
**Stories:** 1  
**Levels:** One

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# Amenities & Features

**Laundry Features:** Electric Dryer Hookup  
**Flooring:** Carpet, Laminate  
  
**Association Amenities:** Management - Off Site, Pool  
**Garage Spaces:** 2, 1  
**Appliances:** Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator  
  
**Lot Features:** Few Trees, Sprinklers In Front, Sprinklers In Rear  
**Cooling:** Central Air

**Electric:** 220 Volts  
**Utilities:** Electricity Connected, Water Connected  
**Parking Features:** Garage  
  
**WaterSource:** Public,  
**Interior Features:** Ceiling Fan(s), Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms  
**Patio And Porch Features:** Covered, Patio, Screened





## Fees & Taxes

**Tax Assessed Value:** \$3,659.81

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Maintenance Grounds



## School Information

**HighSchool:** Melbourne

**Middle Or Junior School:** Central

**Elementary School:** Meadowlane



## Miscellaneous

**Road Surface Type:** Asphalt

**Listing Terms:** Cash, Conventional

**Special Listing Conditions:** Probate Listing



## Courtesy of

**List Office Name:** Charles Rutenberg Realty

