



**\$395,000**

## **3455 SEDGE DRIVE, ROCKLEDGE, FL, 32955**

<https://austingarnerrealestate.com>

Corner unit, one story townhome in Stadium Villas, a small, friendly, conveniently located community in Viera. Meticulously cared-for 2BR, 2BA, with oversized 2 car garage with added insulation and floor coating, indoor laundry room, gas range, tankless hot-water heater, plantation shutters, ceiling fans, and neutral finishes. Maintenance-free lifestyle-HOA covers exterior landscaping, paint, and roof replacement. [...]

- 2 beds
- 2 baths
- Townhouse
- Residential
- Active
- 1362 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.08 sq ft  
**Subdivision Name:** Stadium Villas  
**Lot Size Acres:** 0.08 acres  
**County:** Brevard

**Type:** Townhouse  
**Bedrooms:** 2 beds  
**Area:** 1362 sq ft  
**Year built:** 2017  
**Bathrooms Full:** 2  
**Zoning:** Residential

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# Building Details

**Building Area Total:** 1887 sq ft  
**Architectural Style:** Villa  
**Heating:** Central, Electric, 1  
**Stories:** 1  
**Levels:** One

**Construction Materials:** Concrete  
**Sewer:** Public Sewer  
**Current Use:** Residential, Single Family  
**Roof:** Tile

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# Amenities & Features



**Laundry Features:** In Unit

**Flooring:** Carpet, Other, Tile

**Association Amenities:** Barbecue, Cable TV, Dog Park, Maintenance Grounds, Maintenance Structure, Trash, Management - Off Site, Pool

**Garage Spaces:** 2, 1

**Appliances:** Dryer, Disposal, Dishwasher, Freezer, Gas Cooktop, Gas Oven, Microwave, Refrigerator, Tankless Water Heater, Washer

**Lot Features:** Corner Lot, Zero Lot Line

**Exterior Features:** Impact Windows

**Electric:** 200+ Amp Service, 220 Volts in Garage

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

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

**WaterSource:** Public,

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

**Patio And Porch Features:** Front Porch

**Cooling:** Central Air, Electric

## Fees & Taxes

**Tax Assessed Value:** \$1,847.59

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Internet, Maintenance Grounds, Trash

## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Kennedy

**Elementary School:** Manatee

## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard

**Pets Allowed:** Yes

## Courtesy of



**List Office Name:** C. Apollo Realty Inc

