



**\$479,000**

## **3725 ARIA DRIVE, MELBOURNE, FL, 32904**

<https://austingarnerrealestate.com>

4BR | 3.5BA | Loft | NEW ROOF 2023 A beautifully designed 4-bedroom, 3.5-bathroom residence with large spacious loft upstairs. Open and floor plan with a spacious living area that flows effortlessly into the kitchen featuring granite countertops, stainless steel appliances (including 2 ovens) , and a bar area. A cozy dining nook offers lake [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 2889 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> 4 baths	<b>Area:</b> 2889 sq ft
<b>Lot size:</b> 0.13 sq ft	<b>Year built:</b> 2013
<b>Subdivision Name:</b> Hammock Trace Preserve Phase 2	<b>Bathrooms Full:</b> 4
<b>Lot Size Acres:</b> 0.13 acres	<b>Zoning:</b> Residential
<b>County:</b> Brevard	

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# Building Details

<b>Construction Materials:</b> Block, Concrete, Stucco	<b>Architectural Style:</b> Traditional
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, 1
<b>Current Use:</b> Residential, Single Family	<b>Stories:</b> 2
<b>Roof:</b> Shingle	<b>Levels:</b> Multi/Split

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# Amenities & Features

<b>Laundry Features:</b> Electric Dryer Hookup	<b>Flooring:</b> Carpet, Tile, Vinyl
<b>Utilities:</b> Cable Available, Electricity Connected, Water Available	<b>Association Amenities:</b> Gated, Maintenance Grounds, Children's Pool, Pool
<b>Parking Features:</b> Garage, On Street	<b>Waterfront Features:</b> Pond
<b>Garage Spaces:</b> 2, 1	<b>WaterSource:</b> Public, 1
<b>Appliances:</b> Convection Oven, Dryer, Disposal, Double Oven, Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Freezer, Ice Maker, Refrigerator	<b>Interior Features:</b> Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Breakfast Nook
<b>Lot Features:</b> Sprinklers In Rear	<b>Patio And Porch Features:</b> Porch, Screened
<b>Exterior Features:</b> Storm Shutters	<b>Cooling:</b> Central Air, Multi Units



**Association Fee Includes:** Maintenance Grounds

