



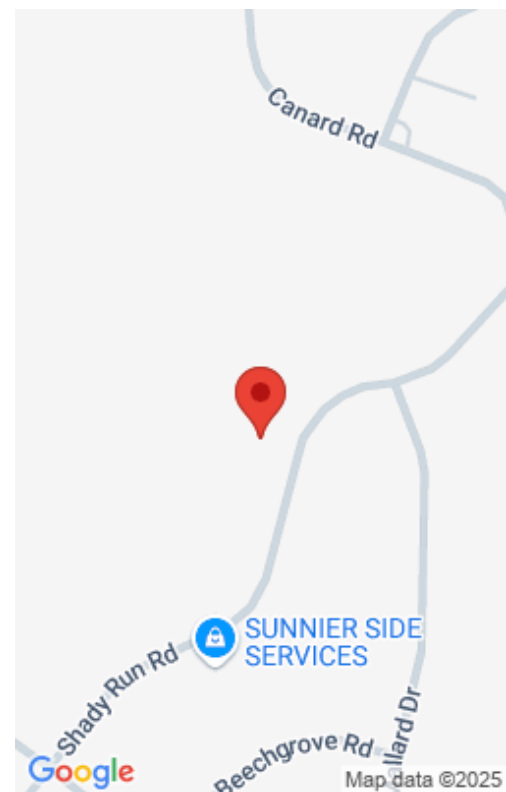
**\$789,000**

## **3750 SHADY RUN ROAD, MELBOURNE, FL, 32934**

<https://austingarnerrealestate.com>

ASSUMABLE 2.5% VA Loan Opportunity! Veteran or not you can assume this loan if qualified DECEMBER 2024 NEW ROOF Tucked away in the highly sought-after Windover Farms community, this beautifully updated 4-bedroom, 3-bath home offers the perfect blend of warmth, space, and modern comfort—all nestled on a tranquil .62-acre preserve lot. □ Highlights Include: 2,806 [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2806 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> 2806 sq ft
<b>Lot size:</b> 0.62 sq ft	<b>Year built:</b> 1989
<b>Subdivision Name:</b> Windover Farms of Melbourne PUD Phase 2	<b>Bathrooms Full:</b> 3
<b>Lot Size Acres:</b> 0.62 acres	<b>County:</b> Brevard

---

# Building Details

<b>Construction Materials:</b> Frame, Stucco, Wood Siding	<b>Architectural Style:</b> Traditional
<b>Sewer:</b> Septic Tank	<b>Heating:</b> Central, Zoned, 1
<b>Current Use:</b> Single Family	<b>Stories:</b> 2
<b>Roof:</b> Shingle	<b>Levels:</b> Two

---

# Amenities & Features



**Laundry Features:** Gas Dryer Hookup

**Flooring:** Tile

**Association Amenities:** Basketball Court, Maintenance Grounds, Park, Playground, Racquetball, Tennis Court(s), Management - Full Time

**Fireplace Features:** Other

**WaterSource:** Public,

**Interior Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, His and Hers Closets, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms

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

**Cooling:** Central Air, Electric

**Pool Features:** In Ground, Screen Enclosure

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

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

**Garage Spaces:** 2, 1

**Appliances:** Dryer, Disposal, Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Washer

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

**Exterior Features:** Outdoor Kitchen

Fees & Taxes

**Tax Assessed Value:** \$7,117.98

**Association Fee Frequency:** Annually

School Information

**HighSchool:** Eau Gallie

**Middle Or Junior School:** Johnson

**Elementary School:** Longleaf

Miscellaneous

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

**Special Listing Conditions:** Standard





# Courtesy of

List Office Name: RE/MAX Elite

