



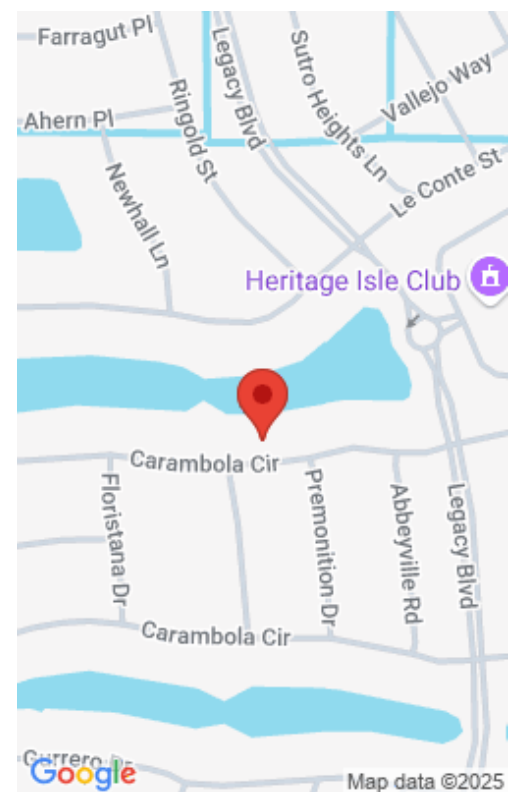
**\$389,000**

## **3853 CARAMBOLA CIRCLE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Price reduced! You must see this 3-bedroom, 2-bath lakefront duplex in Heritage Isle, a premier 55+ community in Viera. The eat-in kitchen boasts white cabinetry, center island, a white appliance package, & a dedicated pantry. The spacious great room flows seamlessly to a screened-in Florida room, where you can unwind & enjoy lake views teeming [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1838 sq ft



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2 baths	<b>Area:</b> 1838 sq ft
<b>Lot size:</b> 0.14 sq ft	<b>Year built:</b> 2005
<b>Subdivision Name:</b> Heritage Isle PUD Phase 2 Plat of A Portion of	<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, Stucco	<b>Architectural Style:</b> Half Duplex
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, Electric, 1
<b>Current Use:</b> Residential	<b>Stories:</b> 1
<b>Roof:</b> Shingle	<b>Levels:</b> One

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# Amenities & Features



**Laundry Features:** Electric Dryer Hookup, Lower Level, Sink, Washer Hookup

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

**Parking Features:** Attached, Garage, Gated

**WaterSource:** Public,

**Interior Features:** Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, His and Hers Closets, Kitchen Island, Pantry, Primary Downstairs, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Breakfast Nook

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

**Cooling:** Central Air, Electric

**Flooring:** Carpet, Tile

**Association Amenities:** Basketball Court, Barbecue, Clubhouse, Fitness Center, Gated, Jogging Path, Maintenance Grounds, Park, Shuffleboard Court, Security, Tennis Court(s), Pickleball, Management - Off Site, Management - Full Time, Pool

**Garage Spaces:** 2, 1

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

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

**Exterior Features:** Storm Shutters

Fees & Taxes

**Tax Assessed Value:** \$3,397.70

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Insurance, Maintenance Grounds, Security

School Information

**HighSchool:** Viera

**Middle Or Junior School:** Viera Middle School

**Elementary School:** Quest

Miscellaneous



**Road Surface Type:** Concrete      **Listing Terms:** Cash, Conventional, FHA, VA Loan  
**Special Listing Conditions:** Standard   **Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Oceans Realty Florida

