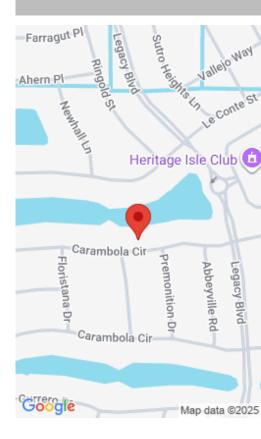


# 3853 CARAMBOLA CIRCLE, MELBOURNE, FL, 32940

https://austingarnerrealestate.com

Price reduced! Discover this 3-bed, 2-bath lakefront duplex in Heritage Isle, Viera's premier 55+ community. The eat-in kitchen offers white cabinets, a center island, pantry & white appliances. The spacious great room opens to a screened Florida room with relaxing lake views & abundant wildlife. Enjoy a dedicated dining area, large primary suite with ensuite [...]

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





#### Basics

| Category: Residential  | Type: Single Family Residence |
|--|-------------------------------|
| Status: Active   | Bedrooms: 3 beds              |
| Bathrooms: 2 baths   | <b>Area: 1838</b> sq ft       |
| Lot size: 0.14 sq ft   | Year built: 2005              |
| Subdivision Name: Heritage Isle PUD Phase 2 Plat of A Portion of | Bathrooms Full: 2             |
| Lot Size Acres: 0.14 acres                                       | County: Brevard               |

## **Building Details**

Construction Materials: Block, Stucco Sewer: Public Sewer Current Use: Residential Roof: Shingle Architectural Style: Half Duplex Heating: Central, Electric, 1 Stories: 1 Levels: One

#### **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

#### Fees & Taxes

Tax Assessed Value: \$3,397.70

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

#### School Information

 HighSchool: Viera
 Middle Or Junior School: Viera Middle School

Elementary School: Quest

#### Miscellaneous



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

Association Fee Frequency: Quarterly Road Surface Type: ConcreteListing Terms: Cash, Conventional, FHA, VA LoanSpecial Listing Conditions: StandardPets Allowed: Yes

### **Courtesy of**

List Office Name: Oceans Realty Florida

