



**\$429,900**

## **3963 SAINT ARMENS CIRCLE, MELBOURNE, FL, 32934**

<https://austingarnerrealestate.com>

Meticulously cared-for lakefront 3-bed, 2-bath home boasting 1951 sq ft of living space, plus an additional 330 sq ft of enclosed airconditioned patio. The roof was installed and upgraded in 11/22 with retro fit single-wrap hurricane straps, ensuring durability and safety. A/C system was installed in 4/22. Bright, airy eat in kitchen with elegant white [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1951 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> 1951 sq ft
<b>Lot size:</b> 0.15 sq ft	<b>Year built:</b> 1992
<b>Subdivision Name:</b> East Bay Plantation Phase 1 Replat	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.15 acres	<b>County:</b> Brevard

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# Building Details

<b>Construction Materials:</b> Concrete, Stucco	<b>Architectural Style:</b> Traditional
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, Natural Gas, 1
<b>Current Use:</b> Residential, Single Family	<b>Stories:</b> 1
<b>Roof:</b> Shingle	<b>Levels:</b> One

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# Amenities & Features

<b>Flooring:</b> Tile, Vinyl	<b>Utilities:</b> Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
<b>Association Amenities:</b> Basketball Court, Tennis Court(s), Management - Off Site, Pool	<b>Parking Features:</b> Garage, Garage Door Opener
<b>Waterfront Features:</b> Lake Front, Pond	<b>Garage Spaces:</b> 2, 1
<b>WaterSource:</b> Public, 1	<b>Appliances:</b> Dryer, Disposal, Dishwasher, Electric Range, Gas Water Heater, Microwave, Refrigerator, Washer
<b>Interior Features:</b> Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, Walk-In Closet(s), Primary Bathroom - Tub with Separate Shower, Breakfast Nook	<b>Lot Features:</b> Sprinklers In Front, Sprinklers In Rear, Zero Lot Line
<b>Patio And Porch Features:</b> Covered, Glass Enclosed, Porch	<b>Cooling:</b> Central Air, Electric





## Fees & Taxes

**Tax Assessed Value:** \$5,111.84

**Association Fee Frequency:** Annually



## School Information

**HighSchool:** Eau Gallie

**Middle Or Junior School:** Johnson

**Elementary School:** Longleaf



## Miscellaneous

**Road Surface Type:** Asphalt, Paved

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

**Special Listing Conditions:** Standard



## Courtesy of

**List Office Name:** Ellingson Properties

