



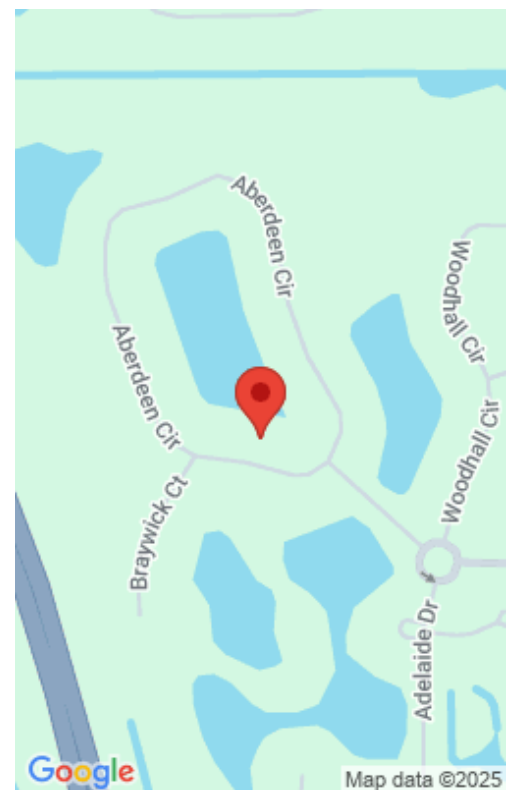
**\$449,000**

## **4160 ABERDEEN CIRCLE, ROCKLEDGE, FL, 32955**

<https://austingarnerrealestate.com>

Live the good life in this upscale lakefront villa in Viera East—a golf cart-friendly, golf course community where fun and relaxation go hand in hand! Inside, an open layout flows easily from the huge kitchen with stainless appliances (2021) and breakfast bar to the breezy living room with sliders out to your screened-in patio with [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1930 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> 1930 sq ft
<b>Lot size:</b> 0.15 sq ft	<b>Year built:</b> 2003
<b>Subdivision Name:</b> Viera N PUD Tract B-4	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.15 acres	<b>Zoning:</b> PUD
<b>County:</b> Brevard	

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# Building Details

<b>Construction Materials:</b> Block, Stucco	<b>Architectural Style:</b> Ranch
<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



**Laundry Features:** Electric Dryer Hookup, Gas Dryer Hookup, Washer Hookup

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

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

**Garage Spaces:** 2, 1

**Appliances:** Dryer, Dishwasher, Gas Range, Refrigerator, Washer

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

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

**Cooling:** Central Air

**Flooring:** Carpet, Tile

**Association Amenities:** Clubhouse, Tennis Court(s), Pool

**Waterfront Features:** Lake Front

**WaterSource:** Public, 1

**Interior Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, In-Law Floorplan, Open Floorplan, Pantry, Primary Downstairs, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Breakfast Nook

**Spa Features:** Community, In Ground

**Exterior Features:** Storm Shutters

## Fees & Taxes

**Association Fee Frequency:** Quarterly

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

## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Kennedy

**Elementary School:** Williams

## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard





# Courtesy of

**List Office Name:** Denovo Realty

