



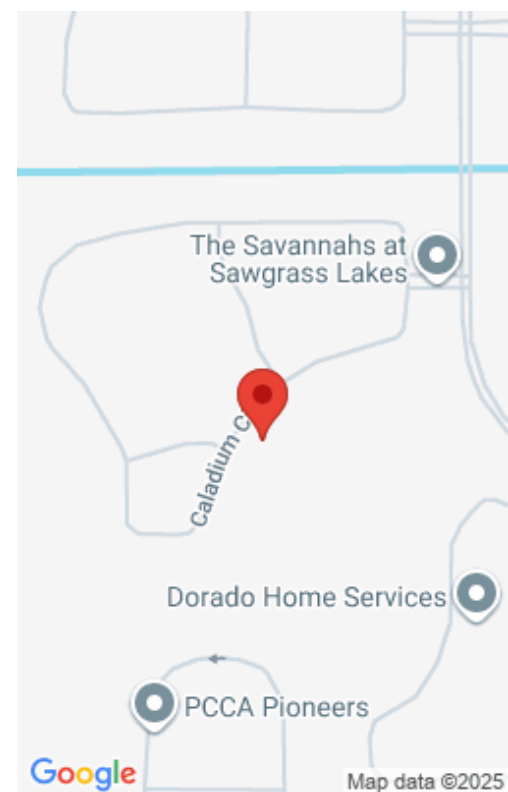
**\$365,000**

## **4484 CALADIUM CIRCLE, WEST MELBOURNE, FL, 32904**

<https://austingarnerrealestate.com>

Welcome to your slice of paradise in the 55+gated Savannahs at Sawgrass Lakes. This beautifully maintained 3-bed, 2-bath home blends comfort, style, and easy living. Enjoy a spacious open floor plan that backs to a peaceful natural preserve, offering a perfect blend of privacy and tranquility. The kitchen is a central gathering spot, featuring a [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1722 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> 1722 sq ft              |
| <b>Lot size:</b> 0.15 sq ft             | <b>Year built:</b> 2017              |
| <b>Subdivision Name:</b> Sawgrass Lakes | <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> Block, Concrete, Stucco | <b>Architectural Style:</b> Traditional |
| <b>Sewer:</b> Public Sewer                             | <b>Heating:</b> Central, Electric, 1    |
| <b>Current Use:</b> Residential, Single Family         | <b>Stories:</b> 1                       |
| <b>Roof:</b> Shingle                                   |                                         |

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# Amenities & Features

|                                                                                                                                                |                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>Flooring:</b> Carpet, Tile                                                                                                                  | <b>Utilities:</b> Cable Connected, Electricity Connected, Sewer Connected, Water Connected |
| <b>Association Amenities:</b> Clubhouse, Fitness Center, Gated, Maintenance Grounds, Park, Playground, Tennis Court(s), Management - Full Time | <b>Parking Features:</b> Attached, Garage                                                  |
| <b>Garage Spaces:</b> 2, 1                                                                                                                     | <b>WaterSource:</b> Public,                                                                |
| <b>Appliances:</b> Dryer, Disposal, Dishwasher, Electric Oven, Electric Range, Microwave, Refrigerator, Washer, Water Softener Owned           | <b>Interior Features:</b> Ceiling Fan(s), Walk-In Closet(s), Split Bedrooms                |
| <b>Lot Features:</b> Sprinklers In Front, Sprinklers In Rear                                                                                   | <b>Patio And Porch Features:</b> Patio, Screened                                           |
| <b>Exterior Features:</b> Storm Shutters                                                                                                       | <b>Cooling:</b> Central Air, Electric                                                      |



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## Fees & Taxes

**Tax Assessed Value:** \$3,103.19                      **Association Fee Frequency:** Quarterly  
**Association Fee Includes:** Maintenance Grounds

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## School Information

**HighSchool:** Melbourne                                      **Middle Or Junior School:** Central  
**Elementary School:** Meadowlane

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## Miscellaneous

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

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## Courtesy of

**List Office Name:** Real Broker, LLC

