



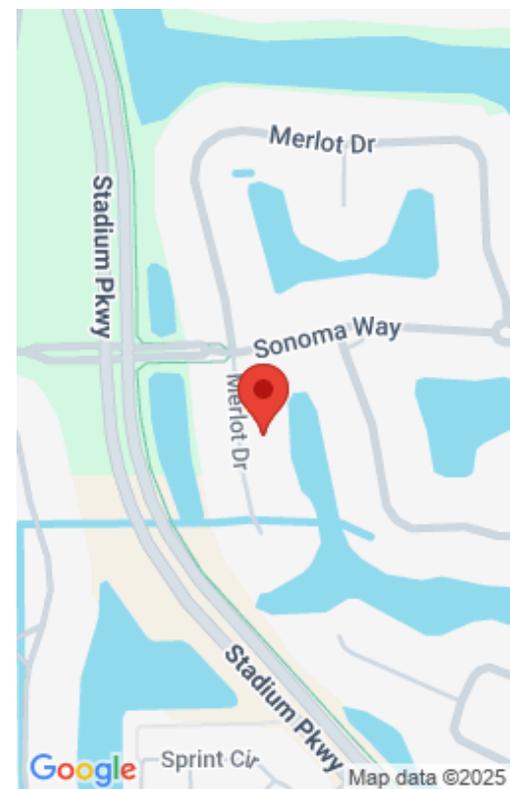
**\$520,000**

## **4837 MERLOT DRIVE, ROCKLEDGE, FL, 32955**

<https://austingarnerrealestate.com>

Serene Waterfront Living in the Heart of West Viera, within the gated community of Sonoma. This beautifully maintained 4-bedroom, 3-bathroom +BONUS ROOM and OVERSIZED 2 car garage. Expensive accordion shutters for quick storm prep. Step inside to be greeted by tranquil waterfront views that are visible from nearly every room in the house. Whether you're [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2470 sq ft



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 0.24 sq ft

**Subdivision Name:** Sonoma at Viera Phases 1 and 2 Viera Central PUD

**Lot Size Acres:** 0.24 acres

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 2470 sq ft

**Year built:** 2003

**Bathrooms Full:** 3

**County:** Brevard

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## Building Details

**Construction Materials:** Block, Stucco

**Heating:** Central, Electric, 1

**Stories:** 1

**Sewer:** Public Sewer

**Current Use:** Residential, Single Family

**Roof:** Shingle

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## Amenities & Features

**Electric:** 200+ Amp Service

**Utilities:** Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Not Available, Sewer Available, Water Available

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

**Garage Spaces:** 2, 1

**Appliances:** Disposal, Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Microwave, Plumbed For Ice Maker, Refrigerator

**Lot Features:** Dead End Street

**Exterior Features:** Storm Shutters

**Flooring:** Carpet, Laminate, Tile

**Association Amenities:** Park, Playground, Tennis Court(s), Pickleball, Management - Off Site

**Waterfront Features:** Pond

**WaterSource:** Public, 1

**Interior Features:** Built-in Features, Ceiling Fan(s), Eat-in Kitchen, His and Hers Closets, In-Law Floorplan, Open Floorplan, Pantry, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Guest Suite

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

**Cooling:** Central Air, Electric



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## Fees & Taxes

**Tax Assessed Value:** \$3,215.65

**Association Fee Frequency:** Semi-Annually

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## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Kennedy

**Elementary School:** Manatee

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## Miscellaneous

**Road Surface Type:** Asphalt

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

**Special Listing Conditions:** Standard, Assessment Seller  
Pay

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## Courtesy of

**List Office Name:** Guettler Realty Group

