



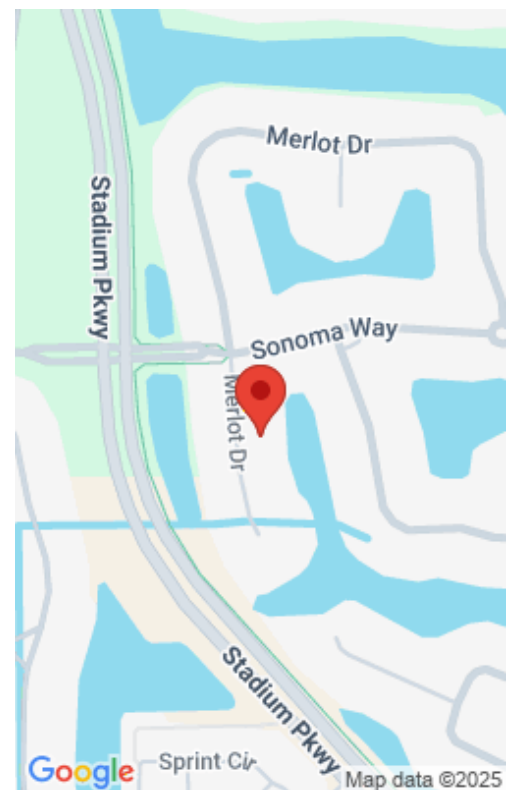
\$520,000

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



Basics

| | |
|---|--------------------------------------|
| Category: Residential | Type: Single Family Residence |
| Status: Active | Bedrooms: 4 beds |
| Bathrooms: 3 baths | Area: 2470 sq ft |
| Lot size: 0.24 sq ft | Year built: 2003 |
| Subdivision Name: Sonoma at Viera Phases 1 and 2 Viera Central PUD | Bathrooms Full: 3 |
| Lot Size Acres: 0.24 acres | County: Brevard |

Building Details

| | |
|--|--|
| Construction Materials: Block, Stucco | Sewer: Public Sewer |
| Heating: Central, Electric, 1 | Current Use: Residential, Single Family |
| Stories: 1 | Roof: Shingle |

Amenities & Features

| | |
|---|---|
| Electric: 200+ Amp Service | Flooring: Carpet, Laminate, Tile |
| Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Not Available, Sewer Available, Water Available | Association Amenities: Park, Playground, Tennis Court(s), Pickleball, Management - Off Site |
| Parking Features: Garage, Garage Door Opener, Gated | Waterfront Features: Pond |
| Garage Spaces: 2, 1 | WaterSource: Public, 1 |
| Appliances: Disposal, Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Microwave, Plumbed For Ice Maker, Refrigerator | 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 |
| Lot Features: Dead End Street | Patio And Porch Features: Patio, Porch, Rear Porch, Screened |
| Exterior Features: Storm Shutters | Cooling: Central Air, Electric |



Fees & Taxes

Tax Assessed Value: \$3,215.65 **Association Fee Frequency:** Semi-Annually

School Information

HighSchool: Viera **Middle Or Junior School:** Kennedy
Elementary School: Manatee

Miscellaneous

Road Surface Type: Asphalt **Listing Terms:** Cash, Conventional,
VA Loan
Special Listing Conditions: Standard, Assessment Seller
Pay

Courtesy of

List Office Name: Guettler Realty Group

