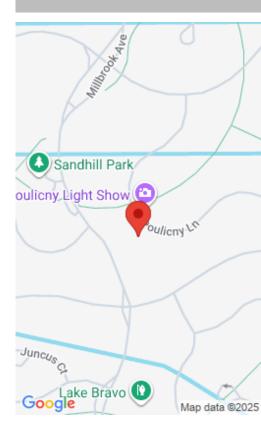


7504 POULICNY LANE, MELBOURNE, FL, 32940

https://austingarnerrealestate.com

Located on one of Viera's most iconic streets, this home is bringing the space and the energy. If you're into epic Halloween festivities, twinkling Christmas parties and light shows with neighbors who know how to celebrate — welcome home. This gem features a fully fenced backyard that's ready for cornhole tournaments, dog zoomies, or peaceful [...]

- 3 heds
- 3 haths
- Single Family Residence
- Residential
- Active
- 2084 sq ft





Basics

Category: Residential Type: Single Family Residence

Status: Active Bedrooms: 3 beds

Bathrooms: 3 baths Area: 2084 sq ft

Lot size: 0.24 sq ft Year built: 2019

Subdivision Name: Trasona **Bathrooms Full:** 2

Lot Size Acres: 0.24 acres County: Brevard

Building Details

Construction Materials: Block, Concrete, Stucco **Sewer:** Public Sewer

Heating: Central, Electric, 1 **Current Use:** Residential, Single Family

Stories: 1 Roof: Shingle

Levels: One

Amenities & Features



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

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

Fencing: Privacy, Vinyl

Garage Spaces: 3, 1

Appliances: Disposal, Dishwasher, Freezer, Gas Range, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater

Lot Features: Cleared, Sprinklers In

Front, Sprinklers In Rear

Exterior Features: Storm Shutters,

Impact Windows

Flooring: Carpet, Tile

Association Amenities: Basketball Court, Barbecue, Clubhouse, Dog Park, Fitness Center, Jogging Path, Maintenance Grounds, Park, Playground, Shuffleboard Court, Tennis Court(s), Pickleball, Children's Pool, Management - Off Site, Pool

Parking Features: Attached, Garage, Garage Door

Opener

WaterSource: Other, Public,

Interior Features: Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Smart Thermostat, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms

Patio And Porch Features: Covered, Patio

Cooling: Central Air

Fees & Taxes

Tax Assessed Value: \$4,782.04 **Association Fee Frequency:** Semi-Annually

Association Fee Includes: Maintenance Grounds

School Information

HighSchool: Viera Middle Or Junior School: Viera Middle School

Elementary School: Viera

Miscellaneous



Road Surface Type: Asphalt Listing Terms: Cash, Conventional, FHA, VA Loan

Special Listing Conditions: Standard

Courtesy of

List Office Name: Real Broker LLC

