



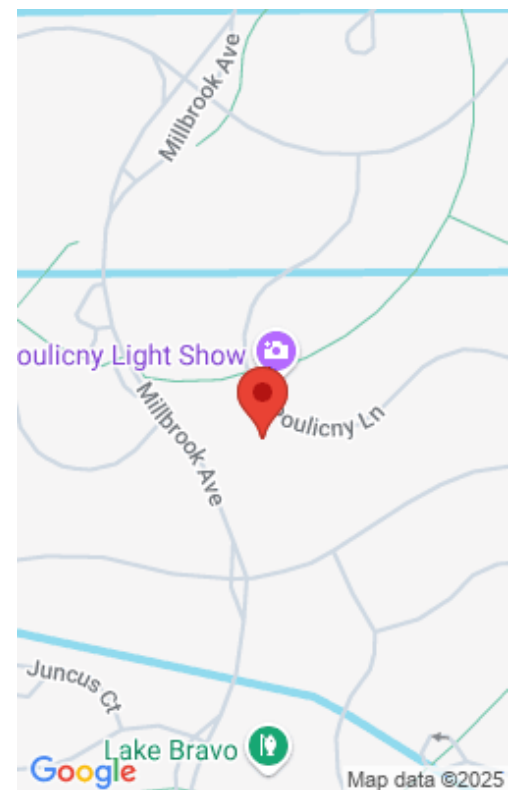
**\$599,000**

## **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 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2084 sq ft



# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 3 baths	<b>Area:</b> 2084 sq ft
<b>Lot size:</b> 0.24 sq ft	<b>Year built:</b> 2019
<b>Subdivision Name:</b> Trasona	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.24 acres	<b>County:</b> Brevard

# Building Details

<b>Construction Materials:</b> Block, Concrete, Stucco	<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
<b>Levels:</b> 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

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## Fees & Taxes

**Tax Assessed Value:** \$4,782.04

**Association Fee Frequency:** Semi-Annually

**Association Fee Includes:** Maintenance Grounds

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## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Viera Middle School

**Elementary School:** Viera

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## Miscellaneous



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

**List Office Name:** Real Broker LLC

