



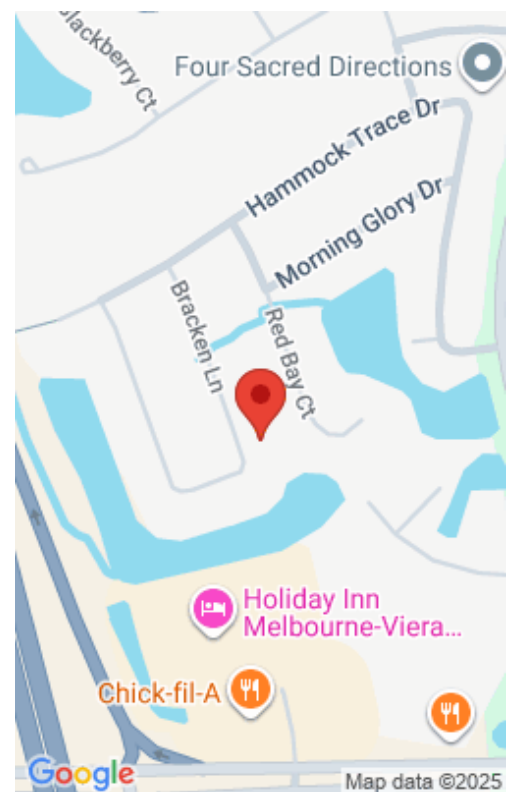
**\$345,000**

## **8017 BRACKEN LANE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Looking for that Perfect Blend of Location and a Home to Make Your OWN? Then look no further. Ideally located in the highly sought after area of Viera East in the Hammock Trace sub-division. Close to all the action in Viera, I-95 , Brevard Zoo and with an excellent school district. This home features a [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1644 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> 1644 sq ft
<b>Lot size:</b> 0.13 sq ft	<b>Year built:</b> 1995
<b>Subdivision Name:</b> Viera S PUD Tracts MM and QQ Phases 7	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.13 acres	<b>County:</b> Brevard

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# Building Details

<b>Construction Materials:</b> Concrete	<b>Architectural Style:</b> Ranch
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Natural Gas, Hot Water, 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 Available, Electricity Connected, Water Connected
<b>Association Amenities:</b> Clubhouse, Pool	<b>Parking Features:</b> Attached, Garage
<b>Garage Spaces:</b> 2, 1	<b>WaterSource:</b> Public,
<b>Appliances:</b> Dryer, Dishwasher, Electric Range, Microwave, Refrigerator, Washer	<b>Interior Features:</b> Breakfast Bar, Ceiling Fan(s), Pantry, Walk-In Closet(s), Primary Bathroom - Shower No Tub, Breakfast Nook
<b>Lot Features:</b> Other	<b>Patio And Porch Features:</b> Front Porch, Patio, Screened
<b>Cooling:</b> Central Air, Electric	

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# Fees & Taxes



**Tax Assessed Value:** \$2,225.24

**Association Fee Frequency:** Annually

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## School Information

**HighSchool:** Viera

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

**Elementary School:** Quest

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## Miscellaneous

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

**Special Listing Conditions:** Standard

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## Courtesy of

**List Office Name:** BHHS Florida Realty

