

\$395,000 - 1453 Patriot Drive, Melbourne

MLS® #1024799

\$395,000

4 Bedroom, 2.00 Bathroom, 2,293 sqft

Residential on 0.21 Acres

Viera Tracts BB and V Phases 4 and 5 of
Viera N, Melbourne, FL

This expanded Austin model is set within a resort-style country club community, where top-notch amenities create an exceptional Florida lifestyle. From the moment you arrive, the home's striking curb appeal stands out with a newly finished AmVet concrete coated driveway and garage floor. Step inside to discover an open, airy interior filled with natural light. Vaulted ceilings and solar tubes enhance the spacious feel, creating a bright and welcoming atmosphere throughout. The split-bedroom design offers ideal privacy, especially in the guest suite, which functions like its own retreat. This suite includes two versatile rooms, a full bathroom, and a private entryway, all secured by a pocket door for added comfort and seclusion.

The large kitchen is a true highlight, with abundant cabinetry and a spacious breakfast bar, perfect for casual meals or entertaining guests. The flow of the space creates an inviting atmosphere ideal for gatherings. The expansive primary bedroom is a serene retreat, featuring a generous walk-in closet and an en suite bathroom. The bathroom has been thoughtfully updated with contemporary vanities, a soaking tub, and a beautifully renovated walk-in shower.

Home to over 600 Military Veterans, Indian River Colony Club is a Private 55+ Country Club community with an extensive maintenance program for each home. It



includes an 18-hole golf course, fine dining restaurant with an executive chef & the 19th Hole restaurant and bar, fitness center, heated swimming pool, tennis courts, croquet, bocce ball, shuffleboard, and more. Pet-friendly, gated community with over 60 activities groups that have you feeling like you are on vacation.

Several Photos have been virtually staged.

Built in 1995

Essential Information

MLS® #	1024799
Price	\$395,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,293
Acres	0.21
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	1453 Patriot Drive
Area	216 - Viera/Suntree N of Wickham
Subdivision	Viera Tracts BB and V Phases 4 and 5 of Viera N
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking	Attached

# of Garages	2
--------------	---

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Primary Bathroom -Tub with Separate Shower, Solar Tube(s)
Appliances	Disposal, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1

Exterior

Exterior	Frame
Lot Description	Other
Roof	Shingle
Construction	Frame

School Information

Elementary	Quest
Middle	Kennedy
High	Viera

Listing Details

Listing Office	Four Star Real Estate LLC
----------------	---------------------------

The information being provided by the Space Coast Association of REALTORS® is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.