

\$398,000 - 1300 Mayflower Avenue, Melbourne

MLS® #1039051

\$398,000

4 Bedroom, 3.00 Bathroom, 2,253 sqft

Residential on 0.24 Acres

Indian River Colony Club PUD Phase 2 Unit 1,
Melbourne, FL

This lovely, well maintained, expanded Montpelier model, located in a resort-style country club community, offering top-notch amenities for an exceptional Florida lifestyle, is situated in a great location! Sits perfection the 8th green, overlooking the lake, offering spectacular golf and water views. This split-plan 4 bedroom/3 bathroom/3-car garage home is ideal for entertaining and family/friend visits. The home includes a formal living and dining room, along with an open concept kitchen that overlooks the breakfast nook and family room. Primary bedroom offers two walk-in closets and a beautifully remodeled bathroom, along with the guest room/office with its own remodeled bathroom featuring double sinks and walk-in shower. Expanded Florida room off of the primary bedroom offers gorgeous views. Cali Bamboo flooring covers most of the primary side of the home. Opposite end of the home includes two guest rooms and a full guest bath. 2023 roof, storm shutters, paved back patio, and lush landscaping round out this home and make it a **MUST-SEE!**

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.

Built in 1989

Essential Information

MLS® #	1039051
Price	\$398,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,253
Acres	0.24
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	1300 Mayflower Avenue
Area	216 - Viera/Suntree N of Wickham
Subdivision	Indian River Colony Club PUD Phase 2 Unit 1
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking	Attached, Garage, Garage Door Opener
# of Garages	3
View	Golf Course, Lake

Interior

Interior Features	Breakfast Bar, Breakfast Nook, Ceiling Fan(s), His and Hers Closets, Jack and Jill Bath, Kitchen Island, Open Floorplan, Pantry, Primary
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	Bathroom - Shower No Tub, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer
Heating	Central, Electric, Heat Pump
Cooling	Central Air, Electric
# of Stories	1
Stories	One

Exterior

Exterior	Frame, Stucco
Exterior Features	Storm Shutters
Lot Description	On Golf Course, Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Frame, Stucco

School Information

Elementary	Quest
Middle	Kennedy
High	Viera

Listing Details

Listing Office	Four Star Real Estate LLC
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