

\$339,000 - 401 Trotter Lane 202, Melbourne

MLS® #1046330

\$339,000

3 Bedroom, 2.00 Bathroom, 1,811 sqft

Residential on 0.07 Acres

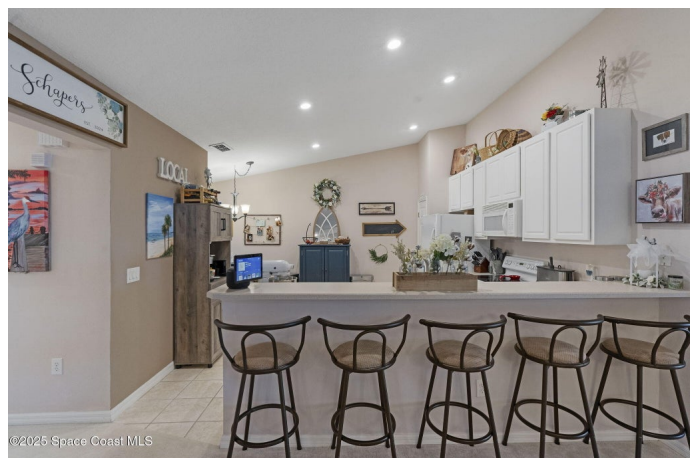
Carriage Park Condo Ph X, Melbourne, FL

Step inside this spacious 2nd-floor unit and you're greeted with an open-concept floor plan, soaring vaulted ceilings, and an abundance of natural light streaming in through large, well-placed windows and sliders. The interior is move-in ready and waiting for your personal touch. The kitchen boasts clean lines, ample counter space, a breakfast bar, overlooking the dining/living area—perfect for entertaining. Whether you're prepping dinner or enjoying your morning coffee, you'll love the functional layout and visibility into the rest of the home.

The primary suite is generously sized, featuring a walk-in closet with a recently updated walk-in shower. Two additional bedrooms offer flexibility—perfect as a guest room, office, or den, with an adjacent full bathroom for added convenience.

The screened-in balcony is your private oasis to relax, sip a cool drink, and enjoy warm Florida evenings while overlooking mature landscaping and peaceful common areas. There's also a full-sized laundry room inside the unit. This unit is part of a meticulously maintained condominium complex that features lush landscaping, mature trees, and a calm, community-focused atmosphere. You'll find plenty of parking just steps from your front door, including assigned and guest spots.

The low HOA fees cover exterior maintenance, roof, landscaping, building insurance, and access to a well-kept community pool so you



can spend less time on upkeep and more time enjoying life.

For golfers and tennis lovers, you're only minutes from Suntree Country Club, offering championship-level facilities, events, and social gatherings. Whether you're an avid athlete or simply enjoy a leisurely round on the weekend, living here places you steps from some of the area's best recreation.

Living in Suntree means enjoying one of Brevard County's premier planned communities. You're surrounded by beautifully manicured neighborhoods, walking trails, nature preserves, and family-friendly parks like Rotary Park and Jack Mahon Park. The area is safe, quiet, and ideal for walking, biking, or jogging.

Need to run errands or looking for a bite to eat? You're just minutes from Viera Blvd, Wickham Rd, and US-1, offering countless options for shopping, dining, and services. Head to The Avenue Viera for a movie night or grab brunch at one of the many local caf  s. And let's talk location: you're under 15 minutes to the beach, 10 minutes to I-95, and less than an hour from Orlando International Airport. NASA, SpaceX, and Patrick Space Force Base are all within easy commuting distance, making this an excellent location for both retirees and professionals.

Built in 2003

Essential Information

MLS�� #	1046330
Price	\$339,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,811
Acres	0.07

Year Built	2003
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Active

Community Information

Address	401 Trotter Lane 202
Area	216 - Viera/Suntree N of Wickham
Subdivision	Carriage Park Condo Ph X
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Clubhouse, Maintenance Grounds, Pool
Utilities	Cable Available, Cable Connected, Electricity Connected, Water Connected
Parking	Garage, Guest
# of Garages	1
View	Protected Preserve
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Breakfast Nook, Ceiling Fan(s), Open Floorplan, Pantry, Primary Bathroom - Shower No Tub, Smart Thermostat, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Electric Range, Electric Water Heater, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	Two

Exterior

Exterior	Concrete, Stucco
Exterior Features	Storm Shutters

Lot Description	Cul-De-Sac, Few Trees
Roof	Shingle
Construction	Concrete, Stucco

School Information

Elementary	Suntree
Middle	DeLaura
High	Viera

Additional Information

HOA Fees	228
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Denovo Realty
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