

\$374,900 - 1745 Crane Creek Boulevard, Melbourne

MLS® #1050040

\$374,900

3 Bedroom, 3.00 Bathroom, 2,061 sqft
Residential on 0.18 Acres

Crane Creek Unit 1, Melbourne, FL

Welcome to 1745 Crane Creek Blvd—your private preserve-view retreat in the heart of East Viera! This 3-bed, 2.5-bath split-plan home offers over 2,000 SF of open living with vaulted ceilings and no carpet. A versatile bonus room with half bath is ideal for guests, home office, or flex space. Sip morning coffee on the screened porch overlooking lush greenery with no rear neighbors. Major updates include a 2022 roof, 2021 gas water heater, 2014 HVAC, and full hurricane shutter protection. Tile and laminate floors throughout, plus a gas range and dryer. The neighborhood features a playground, dog park, and walking trails, with a low HOA and no rental restrictions. Just minutes to I-95, The Avenues, top schools, and Brevard Zoo—this home delivers the perfect blend of comfort, convenience, and value.

Built in 1991

Essential Information

MLS® #	1050040
Price	\$374,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,061
Acres	0.18



Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1745 Crane Creek Boulevard
Area	216 - Viera/Suntree N of Wickham
Subdivision	Crane Creek Unit 1
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Jogging Path, Management - Off Site, Park, Playground
Utilities	Natural Gas Connected, Sewer Connected
Parking	Garage
# of Garages	2

Interior

Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Gas Range, Gas Water Heater, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior	Frame
Lot Description	Other
Roof	Shingle
Construction	Frame

School Information

Elementary	Quest
Middle	Viera Middle School
High	Viera

Additional Information

HOA Fees	256
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HOA Fees Freq. Annually

Listing Details

Listing Office Realty World Curri Properties

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