

# \$369,000 - 3374 Sedge Drive, Rockledge

MLS® #1050155

**\$369,000**

2 Bedroom, 2.00 Bathroom, 1,390 sqft

Residential on 0.00 Acres

Stadium Villas, Rockledge, FL

**HUGE PRICE IMPROVEMENT.** Enjoy the worry-free, low maintenance lifestyle of Stadium Villas in this light and bright, immaculate 2BR 2BA, one story townhome. Split bedrooms, open floor plan, large two car attached garage with utility sink, indoor laundry room, generous primary suite with double vanities, walk-in shower and walk-in closet. Nice sized second bedroom, second bath with shower/tub. High ceilings and side windows make this corner unit sunny and spacious. Wood-look vinyl flooring and tile throughout. **NO CARPET.** Neutral finishes. Tankless water heater, impact glass on front windows, ceiling fans, plenty of street parking. Small and neighborly community with pool and dog park. Low HOA fees include exterior maintenance, landscaping, roof, hurricane insurance. Conveniently located near Publix, banking, restaurants, government center, hospital, shopping, and everything else Viera has to offer. Easy access to I-95, beaches, KSC, Melbourne and Orlando.

Built in 2016

## Essential Information

MLS® #	1050155
Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,390
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Townhouse
Style	Villa
Status	Active

### Community Information

Address	3374 Sedge Drive
Area	217 - Viera West of I 95
Subdivision	Stadium Villas
City	Rockledge
County	Brevard
State	FL
Zip Code	32955

### Amenities

Amenities	Barbecue, Cable TV, Dog Park, Maintenance Grounds, Management - Off Site, Pool, Trash
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Additional Parking, Attached, Garage, Off Street, On Street
# of Garages	2
View	City

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Primary Bathroom - Shower No Tub, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Freezer, Gas Cooktop, Gas Oven, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1
Stories	One

### Exterior

Exterior	Block
Exterior Features	Impact Windows, Storm Shutters

Lot Description	Corner Lot
Roof	Tile
Construction	Block

### **School Information**

Elementary	Manatee
Middle	Kennedy
High	Viera

### **Additional Information**

HOA Fees	428
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	C. Apollo Realty Inc
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