

\$499,000 - 1493 Laramie Circle, Melbourne

MLS® #1051425

\$499,000

4 Bedroom, 2.00 Bathroom, 2,000 sqft
Residential on 0.19 Acres

Cross Creek Phase 1, Melbourne, FL

\$3000 seller concession towards rate buy down or closing cost. Welcome to beautiful Viera! This charming 4-bedroom, 2-bath residence offers the perfect blend of style, comfort, and location. Inviting curb appeal, spacious 2-car garage, and the rare bonus of street parking, a unique perk in one of the few Viera neighborhoods that allows it.

Step inside to discover a bright open floor plan that's ideal for both relaxing and entertaining. At the heart of the home is a fully renovated kitchen, featuring stunning dusty gray-blue cabinetry, luxurious quartz countertops, stainless steel appliances, and a large breakfast bar, perfect for morning coffee or gathering with friends and family.

The thoughtful split-bedroom layout ensures privacy, with the primary suite tucked away and complete with a walk-in closet and en suite bath. Three additional bedrooms provide space for a growing family, guests, or even a home office.

Outside, enjoy Florida at its finest! living at its finest! A screened-in back porch overlooks your fully fenced backyard, a private oasis ideal for pets, playtime, or weekend barbecues.

Located in a low-HOA neighborhood, you'll enjoy added freedom and flexibility, all while still being in the highly desirable Viera community close to shopping, dining, golf,



walking trails, and parks. And for added peace of mind, this home comes with a home warranty, offering extra protection for major systems and appliances.

Don't miss your chance to own this move-in ready gem, schedule your private tour today!

Built in 2001

Essential Information

MLS® #	1051425
Price	\$499,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,000
Acres	0.19
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1493 Laramie Circle
Area	216 - Viera/Suntree N of Wickham
Subdivision	Cross Creek Phase 1
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Cable TV, Trash
Utilities	Cable Available, Electricity Available, Sewer Connected, Water Connected
Parking	Attached, Garage, Garage Door Opener, On Street
# of Garages	2
View	Other

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Kitchen Island, Pantry, Primary Bathroom -Tub with Separate Shower, Primary Downstairs, Vaulted Ceiling(s)
Appliances	Dishwasher, Disposal, Electric Cooktop, Electric Range, Freezer, Ice Maker, Microwave, Plumbed For Ice Maker, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	One

Exterior

Exterior	Block, Concrete, Stucco
Lot Description	Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Block, Concrete, Stucco

School Information

Elementary	Quest
Middle	Kennedy
High	Viera

Additional Information

HOA Fees	350
HOA Fees Freq.	Annually

Listing Details

Listing Office	RLL Real Estate Group
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