

\$435,000 - 4156 Catgrass Lane, West Melbourne

MLS® #1053251

\$435,000

3 Bedroom, 2.00 Bathroom, 1,812 sqft

Residential on 0.23 Acres

Sawgrass Lakes Phases 2 E and F, West Melbourne, FL

Welcome to this beautifully maintained home located on an amazing corner lot in a 55+ community with perfectly manicured landscaping. Freshly painted inside, this property is packed with thoughtful upgrades and smart features throughout.

The spacious primary suite offers not one, but two walk-in closets and a stunningly updated bathroom featuring a fog-resistant light-up mirror and new showerhead. The kitchen is a standout with a brand-new 2025 stove that includes an air fryer, along with a 2025 microwave and dishwasher, plus a 2024 garbage disposal. You'll love the oversized walk-in pantry that provides ample storage space for all your kitchen essentials. Additional features include cabinetry added above the laundry area, a privacy fence for backyard seclusion, and a video doorbell and security system for added peace of mind. The pavers have been professionally cleaned and resealed, ductwork cleaned, and a mold-reducing UV light installed in the HVAC system. The garage has been upgraded with ceiling-mounted storage racks, motion-sensor carriage lights, and a freshly painted epoxy-sealed floor. The attic now features a wood floor for even more storage space.

This home truly has it all updated systems, thoughtful touches, attached accordion hurricane shutters, double pane windows and room to live, relax, and entertain in comfort.



Built in 2018

Essential Information

MLS® #	1053251
Price	\$435,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,812
Acres	0.23
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	4156 Catgrass Lane
Area	331 - West Melbourne
Subdivision	Sawgrass Lakes Phases 2 E and F
City	West Melbourne
County	Brevard
State	FL
Zip Code	32904

Amenities

Amenities	Basketball Court, Clubhouse, Fitness Center, Jogging Path, Maintenance Grounds, Management - Full Time, Management - Off Site, Playground, Pool, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected
Parking	Attached, Garage
# of Garages	2
View	Trees/Woods, Protected Preserve

Interior

Interior Features	Ceiling Fan(s), His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom - Shower No Tub, Primary Downstairs, Split Bedrooms, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Disposal, Electric Oven, Electric Range,

	Microwave
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	One

Exterior

Exterior	Block, Stucco
Exterior Features	Storm Shutters
Lot Description	Corner Lot, Few Trees
Roof	Shingle
Construction	Block, Stucco

School Information

Elementary	Meadowlane
Middle	Central
High	Melbourne

Additional Information

HOA Fees	292
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	EXP Realty, LLC
----------------	-----------------

The information being provided by the Space Coast Association of REALTORS® is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.