

\$399,000 - 1372 Independence Avenue, Melbourne

MLS® #1055621

\$399,000

2 Bedroom, 2.00 Bathroom, 1,616 sqft

Residential on 0.20 Acres

Indian River Colony Club PUD Phase 1 Unit 2,
Melbourne, FL

Beautifully maintained, charming expanded Bangor model in a resort-style country club community with top amenities. This 2BR/2BA home features lush landscaping, 2022 roof, 2024 exterior paint, and newer Anderson picture windows on the front and back. LVP floors throughout main living areas, while both bathrooms are updated with granite vanities, walk-in showers, bidets, closets, and tile floors. The kitchen showcases a SS Farmhouse sink, 2025 Select white cabinets, granite countertops, 12" tile flooring that flows seamlessly into the convenient laundry room, white appliances, and sun tunnel, all which keeps the kitchen sunny and bright. Primary suite offers the updated bathroom with double sinks, while the spacious guest bedroom features an updated bathroom as well. A bright Florida room with picture windows overlooks the 3rd tee and water, while the screened paver lanai and open patio provide a place to relax or enjoy friends. Move-in ready with outstanding views, in one of the area's premier communities! Home to over 600 Military Veterans, Indian River Colony Club is a Private 55+ Country Club community with an extensive maintenance program for each home. It includes an 18-hole golf course, fine dining restaurant with an executive chef & the 19th Hole restaurant and bar, fitness center, heated swimming pool, tennis courts, croquet, bocce ball, shuffleboard, and more. Pet-friendly, gated community with over 60



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TOTAL: 1563 sq. ft.
FLOOR 1: 1563 sq. ft.
EXCLUDED AREAS: GARAGE: 455 sq. ft, SCREENED PORCH: 246 sq. ft, PATIO: 119 sq. ft,
WALLS: 142 sq. ft
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activities groups that have you feeling like you are on vacation.

Built in 1989

Essential Information

MLS® #	1055621
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,616
Acres	0.20
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	1372 Independence Avenue
Area	216 - Viera/Suntree N of Wickham
Subdivision	Indian River Colony Club PUD Phase 1 Unit 2
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Golf Course, Maintenance Grounds, Maintenance Structure, Park, Pool, RV/Boat Storage, Shuffleboard Court, Tennis Court(s), Other
Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking	Attached, Garage
# of Garages	2
View	Golf Course, Water

Interior

Interior Features	Breakfast Nook, Ceiling Fan(s), Open Floorplan, Primary Bathroom - Shower No Tub, Solar Tube(s), Split Bedrooms, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Central, Electric, Heat Pump
Cooling	Central Air, Electric
# of Stories	1
Stories	One

Exterior

Exterior	Frame, Stucco
Exterior Features	Storm Shutters
Lot Description	On Golf Course, Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Frame, Stucco

School Information

Elementary	Quest
Middle	Kennedy
High	Viera

Listing Details

Listing Office	Four Star Real Estate LLC
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