

# \$535,000 - 1582 Laramie Circle, Melbourne

MLS® #1056528

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,891 sqft  
Residential on 0.20 Acres

Cross Creek Phase 1, Melbourne, FL

**NEW IMPROVED PRICE!!** This LAKEFRONT courtyard style POOL home offers stunning views from every angle, 3 bedrooms plus OFFICE and 3 full baths. Double doors open to a private courtyard where the stand-alone SPA invites you to melt away the stress of the day and the screened-in pool beckons on hot summer days. Enjoy privacy and tranquil views of the community lake and fountain in your back yard. The open floor plan has soaring 10 foot ceilings and abundant natural light. The kitchen gives ample storage and usable counter space and a bay window makes a perfect nook for enjoying a meal. Off the considerable family room is a formal dining room/flex space, an office with double doors and secondary bedroom with walk-in closet. The owner's suite enjoys its own access to the sparkling pool through sliding glass doors and a large walk-in closet. Across the courtyard the 3rd bedroom suite is ideal for multi-generational households, home office or guest room with pool bath. This is Florida living at its best just minutes from shopping, restaurants, a short 20 minutes to the beach and convenient access to I-95.

Built in 2001

## Essential Information

MLS® #	1056528
Price	\$535,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,891
Acres	0.20
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	1582 Laramie Circle
Area	216 - Viera/Suntree N of Wickham
Subdivision	Cross Creek Phase 1
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

### **Amenities**

Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected
Parking	Attached, Garage, Garage Door Opener
# of Garages	2
View	Lake, Pool
Has Pool	Yes
Pool	In Ground, Screen Enclosure

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Guest Suite, In-Law Floorplan, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom -Tub with Separate Shower, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	One

### **Exterior**

Exterior	Block, Stucco
Exterior Features	Courtyard, Storm Shutters
Lot Description	Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Block, Stucco

### **School Information**

Elementary	Quest
Middle	Viera Middle School
High	Viera

### **Additional Information**

HOA Fees	350
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Blue Marlin Real Estate
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