

# \$430,000 - 1469 Patriot Drive, Melbourne

MLS® #1056801

**\$430,000**

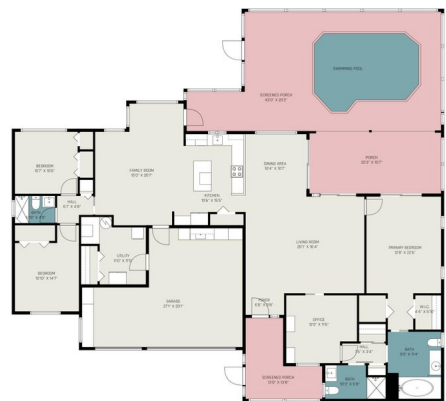
4 Bedroom, 3.00 Bathroom, 1,963 sqft  
Residential on 0.30 Acres

Viera Tracts BB and V Phase 2, Melbourne,  
FL

Popular Montpelier model offering 4 bedrooms, 3 bathrooms, and a 3-car garage, located in a resort-style country club community with top-notch amenities for an exceptional Florida lifestyle. Energy efficiency and peace of mind come with impact windows, shutters, and solar panels.

This beautifully updated home blends modern upgrades with everyday comfort. From the stamped driveway to the thoughtfully designed interior. Step inside to an open floor plan featuring vinyl flooring, high baseboards, and abundant natural light. The updated kitchen boasts white cabinetry, stainless steel appliances, and an induction stove. The primary suite showcases a nicely updated shower and elegant vanities, while all three bathrooms have been refreshed with modern finishes. A newly stacked washer and dryer enhance the dedicated laundry room, and the garage features newly finished flooring. Outdoor living is a highlight with a spacious lanai, covered porch, and screened, private pool ideal for both relaxation and entertaining. The primary suite showcases a nicely updated shower and elegant vanities, while all three bathrooms have been refreshed with modern finishes. A newly stacked washer and dryer enhance the dedicated laundry room, and the garage features newly finished flooring.

Home to over 600 Military Veterans, Indian River Colony Club is a Private 55+ Country



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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 activities groups that have you feeling like you are on vacation.

Built in 1993

### **Essential Information**

MLS® #	1056801
Price	\$430,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,963
Acres	0.30
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

### **Community Information**

Address	1469 Patriot Drive
Area	216 - Viera/Suntree N of Wickham
Subdivision	Viera Tracts BB and V Phase 2
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

### **Amenities**

Amenities	Clubhouse, Fitness Center, Golf Course, Maintenance Grounds, Maintenance Structure, Pool, RV/Boat Storage, Shuffleboard Court, Tennis Court(s), Other
Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water

	Connected
Parking	Attached, Garage
# of Garages	3
View	Pool
Has Pool	Yes
Pool	In Ground, Screen Enclosure

## Interior

Interior Features	Ceiling Fan(s), His and Hers Closets, In-Law Floorplan, Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Disposal, Ice Maker, Induction Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Other
# of Stories	1
Stories	One

## Exterior

Exterior	Frame, Stucco
Exterior Features	Impact Windows, Storm Shutters
Lot Description	Other
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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