

\$440,000 - 2872 Boddington Way, Melbourne

MLS® #1057857

\$440,000

3 Bedroom, 2.00 Bathroom, 1,770 sqft

Residential on 0.14 Acres

Heritage Isle PUD Phase 1, Melbourne, FL

Step into carefree 55+ living at Heritage Isle, one of Viera's most desirable active adult neighborhoods! This delightful 3 bedrooms, 2 bathrooms residence makes a great first impression with its stone accented exterior, manicured landscaping, and paver driveway, plus the peace of mind of a newer roof (Dec 2020). Inside, soaring vaulted ceilings and plantation shutters create a bright, airy feel, while the kitchen shines with granite counters, backsplash, breakfast bar, and eat-in nook. Updated LVP flooring flows through the living areas and guest bedrooms, and the spacious primary suite offers a walk-in closet, double sinks and a walk-in shower. A large screened lanai overlooks the green backyard, perfect for relaxing or entertaining. Community perks include a 10,000+ sq. ft. clubhouse with café, fitness center, game rooms, and a calendar full of activities, plus a resort-style pool, spa, pickleball, tennis, bocce, and more. With lawn care, painting, pest control, and irrigation covered by the HOA, you'll have time to enjoy everything this secure, guard-gated community offers, just minutes from shopping, healthcare, I-95, and the beaches! This home combines comfort, convenience, and lifestyle in one!

Built in 2004

Essential Information

MLS® # 1057857



Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,770
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	2872 Boddington Way
Area	217 - Viera West of I 95
Subdivision	Heritage Isle PUD Phase 1
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Barbecue, Cable TV, Clubhouse, Fitness Center, Gated, Jogging Path, Maintenance Grounds, Maintenance Structure, Management - Full Time, Park, Pickleball, Playground, Pool, Racquetball, Sauna, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Trash, Water
Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking	Attached, Garage
# of Garages	2
View	Trees/Woods

Interior

Interior Features	Breakfast Nook, Ceiling Fan(s), Eat-in Kitchen, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom - Shower No Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Central
Cooling	Central Air

# of Stories	1
Stories	One

Exterior

Exterior	Block, Concrete, Stone Veneer
Lot Description	Few Trees, Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Block, Concrete, Stone Veneer

School Information

Elementary	Quest
Middle	Kennedy
High	Viera

Additional Information

HOA Fees	1215
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Blue Marlin Real Estate
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