

# \$765,000 - 8613 Catalissa Avenue, Melbourne

MLS® #1057899

**\$765,000**

4 Bedroom, 3.00 Bathroom, 2,480 sqft

Residential on 0.24 Acres

Sierra Cove, Melbourne, FL

Nearly brand new, this 2023-built home on an oversized corner lot showcases modern design & a long list of upgrades. Hurricane readiness comes w/ accordion shutters, impact glass & screens, while a saltwater pool/spa with gas heat is enhanced by privacy landscaping & custom enclosure lighting. Inside, wood-look tile flows through the living areas, paired w/ 8-ft doors, custom draperies & a pristine finish throughout. Extensive improvements include a Culligan whole-house soft water system, epoxy garage floor, gutters, custom blinds & shades, Bolt security cameras & doorbell, washer, dryer & refrigerator w/ warranties, American shutters & screens, upgraded landscaping w/ lighting, storm door, alarm radio, ceiling fans, paver sealing, HVAC w/ 10yr warranty, insulated garage ceiling/doors, flooring upgrades & tinted storm door/windows. Sierra Cove & Addison Village deliver resort-style amenities w/ pools, fitness, tennis, pickleball, playgrounds, clubhouse, trails & vibrant local events.

Built in 2023

## Essential Information

MLS® #	1057899
Price	\$765,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,480
Acres	0.24
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	8613 Catalissa Avenue
Area	217 - Viera West of I 95
Subdivision	Sierra Cove
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

### Amenities

Amenities	Basketball Court, Clubhouse, Fitness Center, Jogging Path, Maintenance Grounds, Management - Full Time, Park, Playground, Pool, Spa/Hot Tub, Tennis Court(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Available, Water Connected
Parking	Attached, Garage, Garage Door Opener
# of Garages	3
View	Pool
Has Pool	Yes
Pool	Gas Heat, Heated, In Ground, Pool Sweep, Salt Water, Screen Enclosure

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Entrance Foyer, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom -Tub with Separate Shower, Smart Thermostat, Split Bedrooms, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Oven, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Washer, Water Softener Owned
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	One

## Exterior

Exterior	Concrete, Stucco
Exterior Features	Storm Shutters
Lot Description	Cleared, Corner Lot, Sprinklers In Front, Sprinklers In Rear
Construction	Concrete, Stucco

## School Information

Middle	Viera Middle School
High	Viera

## Additional Information

HOA Fees	640
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Compass Florida, LLC
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