

# \$525,000 - 946 Shaw Circle, Melbourne

MLS® #1058130

**\$525,000**

3 Bedroom, 2.00 Bathroom, 1,870 sqft  
Residential on 0.15 Acres

Magnolia Springs Phase 2, Melbourne, FL

This impeccably maintained 3-bedroom, 2-bath lakefront home with 1,900 sq ft offers the perfect blend of private single-family living and country club-style amenities. The oversized garage with a 2' extension and expanded driveway with beautifully sealed pavers add to the curb appeal, while the screened front porch provides a clean, bug-free entry. Inside, the open floor plan flows seamlessly to sliders with stunning lake views and a large screened porch under a trussed roof with an open-air section and additional paved patio under a pergola. The home features real hardwood flooring throughout with tile in wet areas, recessed lighting, three solar tubes, Minka Air ceiling fans, solid brass fixtures, hurricane impact windows, doors, and sliders, plus upgraded privacy window screening. The kitchen offers custom cabinets, quartz countertops and backsplash, upgraded GE appliances, and an LG washer and dryer that convey. The primary bath was updated in 2022 with a This impeccably maintained 3-bedroom, 2-bath lakefront home with ~1,900 sq ft under air offers the perfect blend of private single-family living and country club-style amenities. The oversized garage with a 2' extension and expanded driveway with beautifully sealed pavers add to the curb appeal, while the screened front porch provides a clean, bug-free entry. Inside, the open floor plan flows seamlessly to sliders with stunning lake views and a large screened porch under a



trussed roof with an open-air section and additional paved patio under a pergola. The home features real hardwood flooring throughout with tile in wet areas, recessed lighting, three solar tubes, Minka Air ceiling fans, solid brass lighting fixtures inside and out, hurricane impact windows, doors, and sliders, plus upgraded privacy window screening. The kitchen offers custom cabinets, quartz countertops and backsplash, upgraded GE appliances, and an LG washer and dryer that convey. The primary bath was updated in 2022 with a marble shower and granite counters, while the guest bath was updated in 2023 with quartz finishes. Additional upgrades include a lifetime gutter leaf filter system, a 50-year transferable roof warranty, new hot water heater (2024), extra attic insulation (2023), a 4K attic antenna, a 16 SEER AC with UV light, and a transferable termite bond. The backyard offers serene views of the continuous lake with plenty of outdoor living space. With low HOA fees of just \$56, residents enjoy two large pools, tennis and pickleball courts, a shady fenced playground, a spacious fitness center, a newly remodeled recreation hall with kitchen, and a calendar of fun activities including classes and dances. This home is truly move-in ready and provides an incredible lifestyle with resort-style amenities right at your doorstep.

Built in 2000

**Essential Information**

MLS® #	1058130
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,870
Acres	0.15

Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

### **Community Information**

Address	946 Shaw Circle
Area	216 - Viera/Suntree N of Wickham
Subdivision	Magnolia Springs Phase 2
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

### **Amenities**

Amenities	Pickleball, Playground, Pool
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking	Garage, Garage Door Opener
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake Front

### **Interior**

Interior Features	Breakfast Bar, Breakfast Nook, Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

### **Exterior**

Exterior	Block, Concrete, Stucco
Exterior Features	Impact Windows
Lot Description	Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Block, Concrete, Stucco

### **School Information**

Elementary	Quest
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Middle	Kennedy
High	Viera

### **Additional Information**

HOA Fees	56
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	1 Percent Lists FL's Finest
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