

# \$449,900 - 1745 Litchfield Drive, Melbourne

MLS® #1058698

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,869 sqft  
Residential on 0.14 Acres

Manchester Lakes Phase 4, Melbourne, FL

Welcome to this stunning 3-bedroom, 2-bathroom pool home that perfectly combines modern style with everyday comfort. From the moment you step inside, you're greeted by an inviting open-concept design, high ceilings, and abundant natural light that create a bright and airy atmosphere throughout the home. The owner's suite is a private retreat, complete with ample space, a walk-in closet, and an en-suite bathroom featuring dual sinks and walk-in shower. Two additional bedrooms provide flexibility for family, guests, or a home office. Step outside to your own backyard paradise. The sparkling pool offers the ultimate spot for relaxation, barbecues, and year-round Florida living. Surrounded by tropical landscaping, this outdoor space is designed for both entertaining and unwinding in total privacy. Additional highlights include a 2-car garage, modern finishes throughout, and a location close to shopping, dining, schools, and Florida's beautiful beaches!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1058698   |
| Price          | \$449,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,869     |



|            |                         |
|------------|-------------------------|
| Acres      | 0.14                    |
| Year Built | 2014                    |
| Type       | Residential             |
| Sub-Type   | Single Family Residence |
| Status     | Active                  |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1745 Litchfield Drive    |
| Area        | 331 - West Melbourne     |
| Subdivision | Manchester Lakes Phase 4 |
| City        | Melbourne                |
| County      | Brevard                  |
| State       | FL                       |
| Zip Code    | 32904                    |

### **Amenities**

|              |  |
|--------------|--|
| Utilities    | Cable Connected, Electricity Connected, Sewer Connected, Water Connected |
| Parking      | Garage   |
| # of Garages | 2  |
| View         | Pool   |
| Has Pool     | Yes  |
| Pool         | In Ground, Waterfall   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Eat-in Kitchen, Primary Bathroom - Shower No Tub |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator              |
| Heating           | Central  |
| Cooling           | Central Air  |
| # of Stories      | 1  |

### **Exterior**

|                 |           |
|-----------------|-----------|
| Exterior        | Block     |
| Lot Description | Few Trees |
| Roof            | Shingle   |
| Construction    | Block     |

### **School Information**

|            |         |
|------------|---------|
| Elementary | Riviera |
|------------|---------|

|        |           |
|--------|-----------|
| Middle | Stone     |
| High   | Melbourne |

### **Additional Information**

|                |          |
|----------------|----------|
| HOA Fees       | 397      |
| HOA Fees Freq. | Annually |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Legacy Real Estate Group |
|----------------|--------------------------|

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