

# \$735,000 - 4540 Canard Road, Melbourne

MLS® #1059197

**\$735,000**

4 Bedroom, 3.00 Bathroom, 2,497 sqft

Residential on 0.51 Acres

Windover Farms of Melbourne PUD Phase 04  
Unit 02, Melbourne, FL

Beautiful One-Owner Pool Home in the Highly Desirable Windover Farms Community!

This well-maintained concrete block home offers nearly 2,500 sq. ft. of comfortable living space on a spacious 0.51-acre lot. The open, split floor plan features 4 bedrooms and 3 full baths, ideal for modern living and entertaining.

Step outside to your private screened pool and lanai overlooking a serene preserve and backyard, pre-plumbed for a summer kitchen, perfect for outdoor gatherings and Florida living at its best.

Enjoy peace of mind with a new roof (2024), A/C (2017), and gas water heater (2022). Hurricane shutters are also included for added protection.

Pride of ownership shines throughout this single-owner home, located in the sought-after neighborhood of Windover Farms, known for its large lots, scenic surroundings and convenient access to top schools, shopping, dining, and major roadways.

Built in 2003

## Essential Information

MLS® #	1059197
Price	\$735,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	2,497
Acres	0.51
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	4540 Canard Road
Area	320 - Pineda/Lake Washington
Subdivision	Windover Farms of Melbourne PUD Phase 04 Unit 02
City	Melbourne
County	Brevard
State	FL
Zip Code	32934

### **Amenities**

Amenities	Barbecue, Basketball Court, Clubhouse, Jogging Path, Pickleball, Playground, Racquetball, Tennis Court(s)
Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Additional Parking, Garage, Garage Door Opener
# of Garages	2
View	Pool, Trees/Woods, Protected Preserve
Has Pool	Yes
Pool	In Ground, Screen Enclosure

### **Interior**

Interior Features	Breakfast Nook, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, His and Hers Closets, Jack and Jill Bath, Open Floorplan, Pantry, Primary Bathroom -Tub with Separate Shower, Smart Thermostat
Appliances	Convection Oven, Dishwasher, Disposal, Double Oven, Dryer, Freezer, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	1
Stories	One

### **Exterior**

Exterior	Block, Concrete, Stucco
Exterior Features	Storm Shutters
Lot Description	Cleared, Few Trees, Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Block, Concrete, Stucco

### **School Information**

Elementary	Longleaf
Middle	Johnson
High	Eau Gallie

### **Additional Information**

HOA Fees	355
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Keller Williams Realty Brevard
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