

# 7663 POULICNY LANE MELBOURNE FL 32940

<https://candiscarmichael.com>



**\$598,000**



Welcome to this stunning waterfront home located in the highly desirable Trasona Cove community. Built in 2019, the Juniper model offers 3 bedrooms, 2.5 bathrooms, and just under 2,000 square feet of thoughtfully designed living space. Tile flooring flows throughout the main living areas, with carpeted bedrooms providing comfort and warmth. The kitchen features 42-inch [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1933 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC.  
**Status:** Active

**Office ID:** MFR805521714  
**MLS ID:** MFRO6380635



### Call us now

Phone: 727-888-3292  
 Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6380635>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7841 sq ft

**View:** Water

**ListOfficeName:** REAL BROKER, LLC.

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1933 sq ft

**Year built:** 2019

**SubdivisionName:** TRASONA AT ADD

**GarageSpaces:** 2

---

## Location Details

**Township:** 26

**Road Surface Type:** Asphalt

---

## Property Features



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Tile

**Patio And Porch Features:** Patio, Porch, Rear Porch

**Waterfront Features:** Pond

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters

**Security Features:** Fire Alarm, Smoke Detector(s)

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Washer

**Laundry Features:** Inside

**Waterfront YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Window Features:** Shades, Shutters

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

---

## Property Details

**Subdivision Name:** TRASONA AT ADD

**Levels:** One

**Foundation Details:** Block

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 26 3617-75-T-11

**Direction Faces:** Southeast

**Construction Materials:** Concrete

---

## Association Information



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee Frequency:** Semi-Annually

**Association Fee:** 260

**Association Fee Includes:**

Common Area Taxes, Pool, Maintenance Structure, Maintenance Grounds, Maintenance

**Association Amenities:** Basketball Court, Clubhouse, Fitness Center, Park, Pickleball Court(s), Playground, Pool, Racquetball, Recreation Facilities, Security, Tennis Court(s), Trail(s)

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$6,790

**Tax Legal Description:** TRASONA AT ADDISON VILLAGE - PHASE 7 BLK T LOT 11

**Tax Lot:** 11

---

## Green Building Info

**Green Energy Efficient:** Construction, Insulation, Lighting

---

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	9.1x15.5	First	15.5	9.1
Primary Bedroom	17.1x16.7	First	16.7	17.1
Primary Bathroom	10.1x10.8	First	10.8	10.1
Living Room	15.7x16.7	First	16.7	15.7



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Fire Alarm, Smoke Detector(s)

**ExteriorFeatures:** Hurricane Shutters

**Features:** Ceiling Fans(s), Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Shades, Shutters

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Washer

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete

**Parking:** Driveway, Garage Door Opener

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, Call Before Showing, See Remarks



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE