

## Welcome Home



\$ 514,900



440 Lake View Lane, Grant Valkaria, FL 32909

- » Beds: 3 | Baths: 2 Full, 2 Half
- » MLS #: 1005152
- » Single Family | 1,906 ft<sup>2</sup>
- » Screened Pool
- » 3 Bedroom
- » More Info: [RustyMelleHomeForSale.com](http://RustyMelleHomeForSale.com)



**Rusty Melle**  
(321) 622-2701 (Office)  
(321) 474-0400 (Rusty's Mobile)  
[RustyMelle@ITGRealty.com](mailto:RustyMelle@ITGRealty.com)  
<http://www.ITGRealty.com>



ITG Realty LLC  
1455 South Wickham Road  
West Melbourne, FL 32904  
(321) 622-2701

Nestled on a sprawling .66-acre lot, this charming pool home epitomizes both elegance and functionality. With recent upgrades including a new roof installed in 2024 and a A/C system updated in 2023, the property effortlessly blends modern amenities with timeless appeal. The heart of the home, the kitchen, boasts luxurious granite countertops, a convenient breakfast bar, and a cozy breakfast nook, making it the perfect spot to start your day. Step outside to discover the inviting pool and screened-in lanai, offering a serene oasis for outdoor gatherings and relaxation. Inside, the formal living room, dining room, and family room provide versatile spaces for entertaining or simply unwinding. Retreat to the master suite, complete with a spacious walk-in closet, dual vanity sinks, a relaxing garden tub, and a standalone shower, ensuring every day feels like a retreat. With its perfect blend of style and comfort, this property promises a lifestyle of effortless luxury.

