



ARIUM
Real Estate

Home FAQ'S

Home Address 1153 Musgrass Cir. West Melb. FL. 32904

Age of Home 2017

Age of Roof 2017 Recently Inspected when Solar added

Age of AC 2017 Serviced every year

Age of WH 2025 w/12 yr. Warranty

HOA Fees 292 qtr 135 qtr both quarterly

City Water or Well City

Sewer Or Septic Sewer

If Septic, date of last clean out N/A

Concrete Block or Frame Block

Flood Zone X

UPDATES

Added Sunroom 2022 w/tile Full PVC Vinyl Fence
Exterior Painted 2025 French Drains added
Pavers cleaned & sealed 2025 for water run off
Added New Fans, lighting
Added Backsplash
Convection Oven Microwave
Luxury Vinyl in all Bedrooms
2 comfort height toilets
Water Filter system (Rain Soft)
Full generator hook up (generator negotiable)
TV Stand & Furniture Negotiable
Bar stools Stay