

# 114 Carmen Street

## Melbourne Beach, FL 32951

**3 Bedrooms | 2 Bathroom | Florida Room | Screened Pool  
2 Car Garage**

### HOME FEATURES

- Shingle Roof 2022
- Impact Windows 2022
- Gutters
- Mature Landscaping
- Paved Sitting Area in Front Yard
- Freshly Painted Exterior
- Freshly Painted Interior
- AC 2017 (serviced June 2026)
- Split Floorplan
- Living Room
- Family Room
- Dining Room
- Indoor Laundry Room (2024 Samsung Washer and Dryer Convey)
- Screened Front Porch
- Screened Pool
- Primary Bathroom Remodeled with Walk-in Shower
- Primary bath - Access Door to Pool
- Primary Bath - Double Sinks Plus Vanity Area
- Primary Bath - 2 Linen Closets
- Primary His/Hers Closets
- Ceiling Fans Throughout
- Fireplace
- Guest Rooms with Walk-in Closets
- Vinyl Windows in Florida Room

### COMMUNITY FEATURES

- Voluntary Community Membership that grants access to the three beach access points and a Community Clubhouse with Bathrooms and Shower
- Calendar of Events including Neighborhood parties
- Floridana Beach is one of many Brevard Beaches that are Sea Turtle Nesting Sites
- South Beach Community Center (18,000 SF Facility) with Classes, Events, Pickleball (indoor and outdoor), Playground, Walking Trails nearby
- Barrier Island Sanctuary nearby
- Honest John's Fish Camp and Marina nearby
- ~6 miles from Sebastian Inlet
- Publix ~7 miles away
- Nearby Local Restaurants
- Between Vero Beach and Melbourne
- Between Two Golf Courses (Aquarina and Spessard Holland)
- A Rated Schools

Information is deemed to be reliable, but is not guaranteed.  
Buyer to verify all information.