



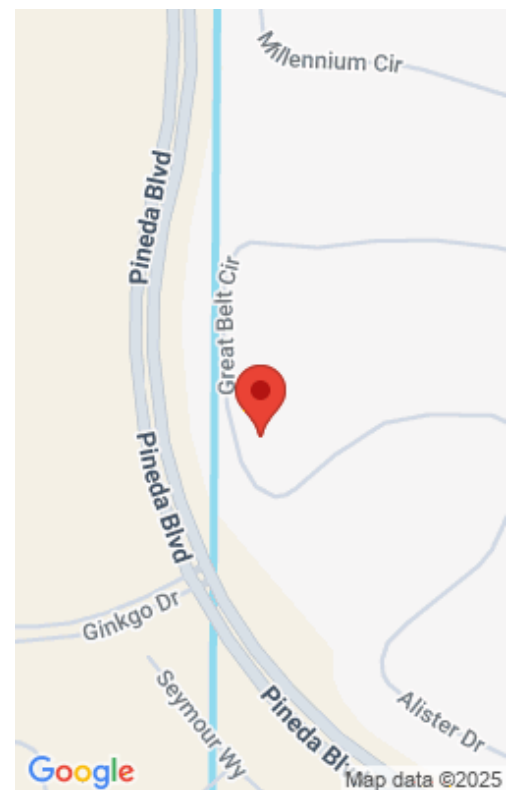
**\$725,000**

## **1202 GREAT BELT CIRCLE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Nestled in the heart of Melbourne's premier active 55+ community, Bridgewater, offering serene lakeside living at its finest. This stunning home boasts a huge porch and a screened patio, perfect for enjoying breathtaking views of the lake and beyond. Inside, open floor plan featuring a modern kitchen with a large island, ideal for entertaining and [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2307 sq ft



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# Basics

|   |                                      |
|---|--------------------------------------|
| <b>Category:</b> Residential                  | <b>Type:</b> Single Family Residence |
| <b>Status:</b> Active                         | <b>Bedrooms:</b> 3 beds              |
| <b>Bathrooms:</b> 3 baths                     | <b>Area:</b> 2307 sq ft              |
| <b>Lot size:</b> 0.29 sq ft                   | <b>Year built:</b> 2022              |
| <b>Subdivision Name:</b> Bridgewater at Viera | <b>Bathrooms Full:</b> 2             |
| <b>Lot Size Acres:</b> 0.29 acres             | <b>Zoning:</b> Residential           |
| <b>County:</b> Brevard                        |                                      |

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# Building Details

|  |  |
|--|--|
| <b>Building Area Total:</b> 3278 sq ft   | <b>Construction Materials:</b> Block, Stucco   |
| <b>Architectural Style:</b> Contemporary | <b>Sewer:</b> Public Sewer                     |
| <b>Heating:</b> Natural Gas, 1           | <b>Current Use:</b> Residential, Single Family |
| <b>Stories:</b> 1                        | <b>Levels:</b> One                             |

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# Amenities & Features



|   |   |
|---|---|
| <b>Laundry Features:</b> In Unit  | <b>Electric:</b> 150 Amp Service  |
| <b>Flooring:</b> Tile   | <b>Utilities:</b> Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  |
| <b>Association Amenities:</b> Clubhouse, Gated, Maintenance Grounds, Shuffleboard Court, Security, Tennis Court(s), Pickleball, Management - Off Site, Pool   | <b>Parking Features:</b> Electric Vehicle Charging Station(s), Garage   |
| <b>Waterfront Features:</b> Lake Front, Pond  | <b>Garage Spaces:</b> 3, 1  |
| <b>WaterSource:</b> Public, 1   | <b>Appliances:</b> Dishwasher, Electric Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, ENERGY STAR Qualified Dryer, Gas Cooktop, Tankless Water Heater, Water Softener Owned |
| <b>Interior Features:</b> Breakfast Bar, Built-in Features, Ceiling Fan(s), His and Hers Closets, Open Floorplan, Pantry, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms | <b>Lot Features:</b> Other  |
| <b>Patio And Porch Features:</b> Covered, Porch, Rear Porch, Screened   | <b>Exterior Features:</b> Storm Shutters, Impact Windows  |
| <b>Cooling:</b> Central Air   |   |

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## Fees & Taxes

|  |   |
|--|---|
| <b>Tax Assessed Value:</b> \$6,320.22                          | <b>Association Fee Frequency:</b> Monthly |
| <b>Association Fee Includes:</b> Maintenance Grounds, Security |   |

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## School Information

|                                 |   |
|---------------------------------|---|
| <b>HighSchool:</b> Viera        | <b>Middle Or Junior School:</b> Johnson |
| <b>Elementary School:</b> Quest |   |

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## Miscellaneous



**Road Surface Type:** Asphalt **Listing Terms:** Cash, Conventional, FHA  
**Special Listing Conditions:** Standard

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## Courtesy of

**List Office Name:** Coastal Life Properties LLC

