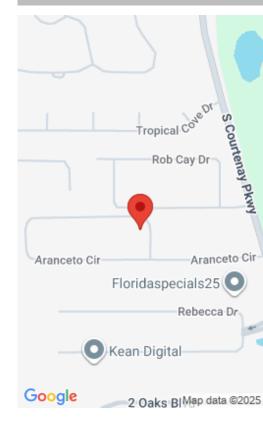


# 1250 ARANCETO CIRCLE, MERRITT ISLAND, FL, 32952

https://austingarnerrealestate.com

Newly-built in 2022 and still radiating model-home allure, this 3BD + flex space, 3BA gem in the gated Georgiana Reserve blends clean modern style with standout functionality on a 0.36-acre corner lot. The kitchen is a true showstopper, featuring an oversized quartz island, wall oven, floor-to-ceiling soft-close cabinetry, apron sink, and smart storage beneath designer [...]

- 3 heds
- 3 haths
- Single Family Residence
- Residential
- Active
- 2610 sq ft





#### **Basics**

Category: Residential Type: Single Family Residence

Status: Active Bedrooms: 3 beds

Bathrooms: 3 baths Area: 2610 sq ft

Lot size: 0.36 sq ft

Year built: 2022

Subdivision Name: Georgiana Reserve

Bathrooms Full: 3

Lot Size Acres: 0.36 acres County: Brevard

## **Building Details**

Construction Materials: Concrete, Stucco Sewer: Septic Tank

Stories: 1 Levels: One

#### **Amenities & Features**

Hookup, Washer Hookup

Laundry Features: Electric Dryer Pool Features: In Ground, Screen Enclosure

Flooring: Carpet, Vinyl Utilities: Cable Available, Electricity Connected, Sewer

Not Available, Water Connected

**Association Amenities:** Gated **Parking Features:** Attached, Garage, Garage Door

Opener

**Garage Spaces:** 3, 1 **WaterSource:** Public,

**Appliances:** Disposal, Dishwasher, Interior Features: Breakfast Bar, Ceiling Fan(s), His Electric Cooktop, Electric Oven, Electric and Hers Closets, Kitchen Island, Open Floorplan, Water Heater, Microwave, Refrigerator Pantry, Primary Downstairs, Walk-In Closet(s), Primary

Bathroom -Tub with Separate Shower, Breakfast Nook,

**Guest Suite** 

**Lot Features:** Sprinklers In Front, **Cooling:** Central Air, Electric

Sprinklers In Rear



#### Fees & Taxes

**Tax Assessed Value:** \$7,246.90 **Association Fee Frequency:** Monthly

#### **School Information**

HighSchool: Merritt Island Middle Or Junior School: Jefferson

**Elementary School:** Tropical

### **Miscellaneous**

Listing Terms: Cash, Conventional, VA Loan Special Listing Conditions: Standard

Pets Allowed: Yes

## **Courtesy of**

List Office Name: Compass Florida, LLC

