



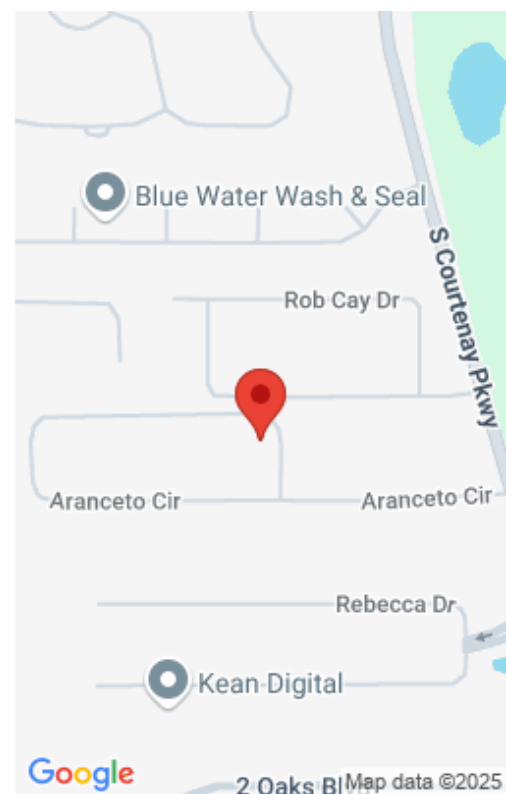
\$850,000

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 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2610 sq ft



Basics

Category: Residential
Status: Active
Bathrooms: 3 baths
Lot size: 0.36 sq ft
Subdivision Name: Georgiana Reserve
Lot Size Acres: 0.36 acres

Type: Single Family Residence
Bedrooms: 3 beds
Area: 2610 sq ft
Year built: 2022
Bathrooms Full: 3
County: Brevard

Building Details

Construction Materials: Concrete, Stucco
Heating: Central, Electric, Heat Pump, 1
Stories: 1

Sewer: Septic Tank
Current Use: Residential, Single Family
Levels: One

Amenities & Features

Laundry Features: Electric Dryer Hookup, Washer Hookup

Flooring: Carpet, Vinyl

Association Amenities: Gated

Garage Spaces: 3, 1

Appliances: Disposal, Dishwasher, Electric Cooktop, Electric Oven, Electric Water Heater, Microwave, Refrigerator

Lot Features: Sprinklers In Front, Sprinklers In Rear

Pool Features: In Ground, Screen Enclosure

Utilities: Cable Available, Electricity Connected, Sewer Not Available, Water Connected

Parking Features: Attached, Garage, Garage Door Opener

WaterSource: Public,

Interior Features: Breakfast Bar, Ceiling Fan(s), His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Breakfast Nook, Guest Suite

Cooling: Central Air, Electric



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

