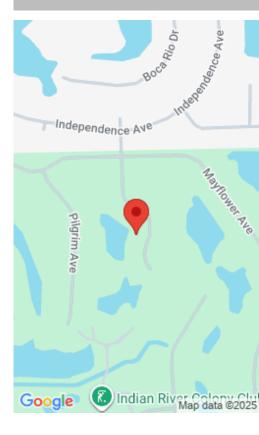


# 1340 DEMOCRACY AVENUE, MELBOURNE, FL, 32940

https://austingarnerrealestate.com

Located in a resort-style country club community, offering topnotch amenities for an exceptional Florida lifestyle. Step into a grand entryway featuring elegant double doors, wood-look porcelain tile flooring, vaulted ceilings, and refined crown molding. The upgrades continue into the expanded kitchen, showcasing granite countertops and ample space for culinary creativity. A bonus office space provides [...]

- 1 hads
- 3 bath
- Single Family Residence
- Residential
- Active
- 2361 sq ft





#### Basics

Category: Residential **Type:** Single Family Residence

Status: Active Bedrooms: 4 beds

Bathrooms: 3 baths Area: 2361 sq ft

Lot size: 0.31 sq ft Year built: 1988

Subdivision Name: Indian River Colony Club PUD Phase 1 Unit Bathrooms Full: 3

Lot Size Acres: 0.31 acres County: Brevard

## **Building Details**

Construction Materials: Frame, Stucco Architectural Style: Ranch

Sewer: Public Sewer **Heating:** Central, Electric, 1

**Current Use:** Single Family Stories: 1

Levels: One Roof: Shingle

#### **Amenities & Features**

Hers Closets, Pantry, Primary Bathroom -

Electric: Underground Flooring: Other, Tile, Wood

**Utilities:** Cable Connected, Electricity **Association Amenities:** Clubhouse, Cable TV, Connected, Sewer Connected, Water Fitness Center, Golf Course, Gated,

Maintenance Grounds, Maintenance Structure, Connected Other, RV/Boat Storage, Shuffleboard Court,

Tennis Court(s), Pool

Parking Features: Attached, Garage Garage Spaces: 3, 1

Appliances: Dryer, Disposal, Electric Range, WaterSource: Public.

Washer

Lot Features: On Golf Course Interior Features: Ceiling Fan(s), His and

Patio And Porch Features: Rear Porch, **Cooling:** Central Air, Electric

Screened

Shower No Tub



#### Fees & Taxes

Tax Assessed Value: \$4,553.12

Association Fee
Frequency: Monthly

**Association Fee Includes:** Cable TV, Internet, Maintenance

Grounds, Maintenance Structure, Pest Control, Other

#### **School Information**

HighSchool: Viera Middle Or Junior School: Kennedy

**Elementary School:** Quest

### **Miscellaneous**

Road Surface Type: Asphalt Listing Terms: Cash, Conventional, FHA, VA Loan

Special Listing Conditions: Standard Pets Allowed: Number Limit, Yes

## **Courtesy of**

List Office Name: Four Star Real Estate LLC

