



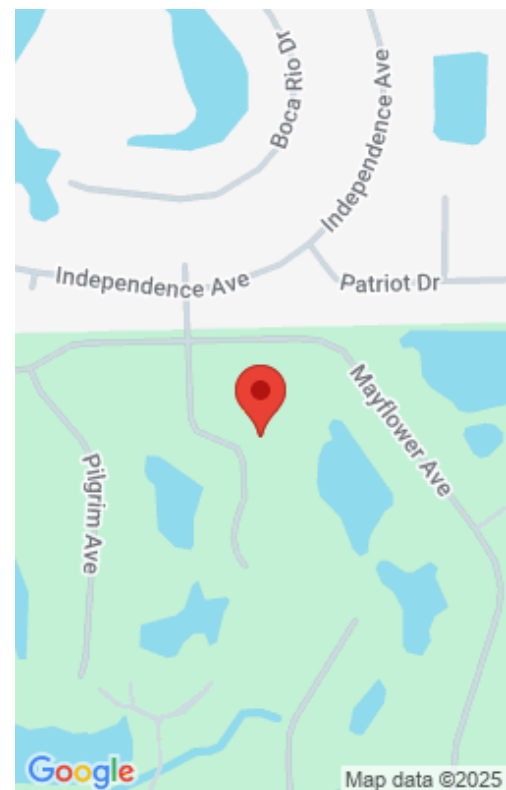
**\$435,000**

## **1355 DEMOCRACY AVENUE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Nestled within a sought-after resort-style country club community, this beautifully maintained Washington model offers an exceptional blend of comfort, sustainability, and style. Featuring 3 bedrooms and 2.5 bathrooms, this home boasts golf course and water views that can be enjoyed from the large picture impact windows and the generous covered back porch-perfect for relaxing or [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2368 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> 2368 sq ft
<b>Lot size:</b> 0.24 sq ft	<b>Year built:</b> 1988
<b>Subdivision Name:</b> Indian River Colony Club PUD Phase 1 Unit 2	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.24 acres	<b>County:</b> Brevard

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# Building Details

<b>Construction Materials:</b> Frame, Stucco	<b>Architectural Style:</b> Ranch
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, Electric, Heat Pump, 1
<b>Current Use:</b> Residential, Single Family	<b>Stories:</b> 1
<b>Roof:</b> Shingle	<b>Levels:</b> One

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# Amenities & Features



**Laundry Features:** Sink, In Unit

**Flooring:** Tile, Vinyl

**Association Amenities:** Clubhouse, Cable TV, Fitness Center, Golf Course, Gated, Maintenance Grounds, Maintenance Structure, Park, RV/Boat Storage, Shuffleboard Court, Tennis Court(s), Pool

**Garage Spaces:** 2, 1

**Appliances:** Dryer, Disposal, Dishwasher, Electric Range, Microwave, ENERGY STAR Qualified Water Heater, Refrigerator, Washer

**Lot Features:** Cul-De-Sac, On Golf Course, Sprinklers In Front, Sprinklers In Rear

**Exterior Features:** Courtyard, Storm Shutters, Impact Windows

**Electric:** Underground, Whole House Generator

**Utilities:** Cable Connected, Electricity Connected, Propane, Sewer Connected, Water Connected

**Parking Features:** Attached, Garage

**WaterSource:** Public,

**Interior Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Open Floorplan, Pantry, Solar Tube(s), Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s), Primary Bathroom - Shower No Tub, Breakfast Nook

**Patio And Porch Features:** Covered, Patio, Rear Porch, Screened

**Cooling:** Central Air, Electric

## Fees & Taxes

**Tax Assessed Value:** \$1,698.19

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable TV, Internet, Maintenance Grounds, Maintenance Structure, Pest Control, Security, Other

## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Kennedy

**Elementary School:** Quest

## Miscellaneous



**Road Surface Type:** Asphalt

**Special Listing Conditions:** Standard

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Pets Allowed:** Number Limit, Yes

# Courtesy of

**List Office Name:** Four Star Real Estate LLC

