



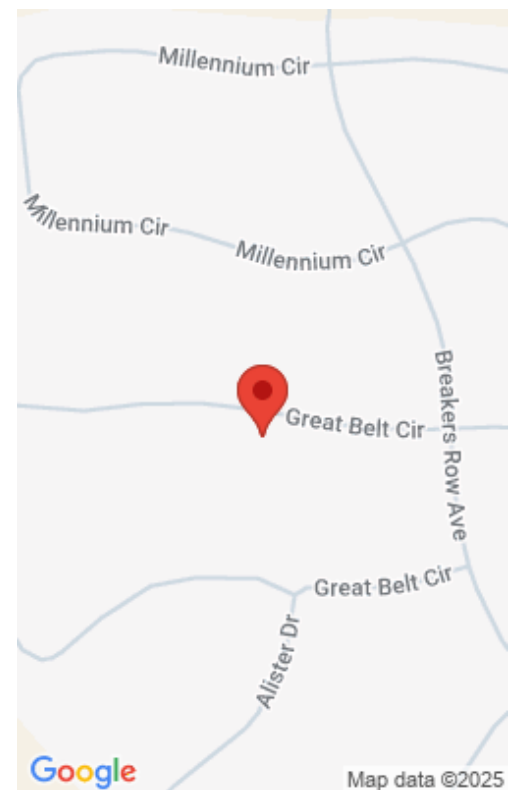
**\$454,000**

## **1452 GREAT BELT CIRCLE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Stunning Lakefront Home in 55+ Resort-Style Community. Experience the perfect blend of luxury and tranquility in this beautifully designed 3-bedroom, 2-bath lakefront home. Inside, you'll find elegant quartz countertops, white cabinets, GE appliances and new plank tile flooring, creating a modern and stylish living space. The open-concept layout allows natural light to fill the home. [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1610 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.14 sq ft  
**Subdivision Name:** Bridgewater at Viera  
**Lot Size Acres:** 0.14 acres

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 1610 sq ft  
**Year built:** 2022  
**Bathrooms Full:** 2  
**County:** Brevard

# Building Details

**Construction Materials:** Block, Concrete  
**Heating:** Central, Electric, 1  
**Stories:** 1  
**Levels:** One

**Sewer:** Public Sewer  
**Current Use:** Residential, Single Family  
**Roof:** Shingle

# Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Washer Hookup  
**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected  
**Parking Features:** Attached, Garage  
**Garage Spaces:** 2, 1  
**Appliances:** Dryer, Disposal, Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer  
**Lot Features:** Sprinklers In Rear  
**Patio And Porch Features:** Patio, Screened  
**Cooling:** Central Air, Electric

**Flooring:** Tile  
**Association Amenities:** Clubhouse, Fitness Center, Gated, Maintenance Grounds, Spa/Hot Tub, Tennis Court(s), Pickleball, Management - On Site, Pool  
**Waterfront Features:** Lake Front  
**WaterSource:** Public, 1  
**Interior Features:** Ceiling Fan(s), Open Floorplan, Pantry, Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms  
**Spa Features:** Community  
**Exterior Features:** Storm Shutters





## Fees & Taxes

**Tax Assessed Value:** \$4,071.44                      **Association Fee Frequency:** Monthly  
**Association Fee Includes:** Maintenance Grounds



## School Information

**HighSchool:** Viera                      **Middle Or Junior School:** Johnson



## Miscellaneous

**Road Surface Type:** Asphalt                      **Listing Terms:** Cash, Conventional, FHA, VA Loan  
**Special Listing Conditions:** Standard                      **Pets Allowed:** Breed Restrictions, Yes



## Courtesy of

**List Office Name:** RE/MAX Aerospace Realty

