



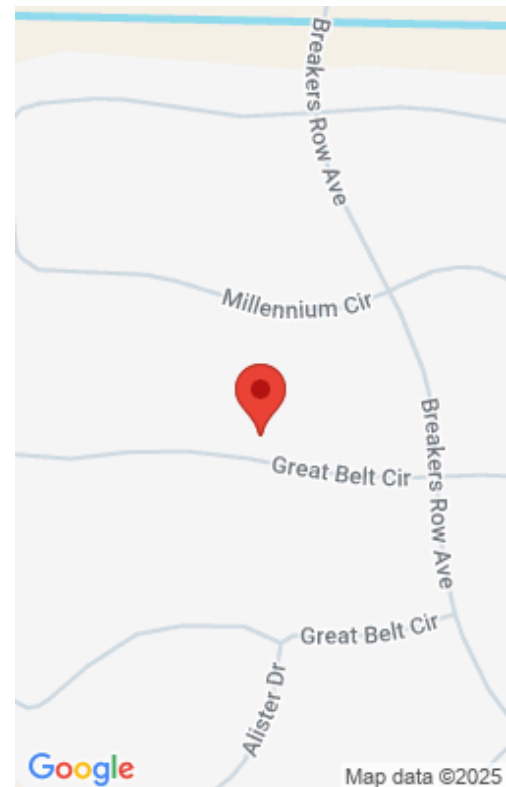
**\$470,000**

## **1463 GREAT BELT CIRCLE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Live the resort lifestyle in Bridgewater South at Viera, one of Brevard's premier 55+ communities where every day feels like a getaway. This nearly new 3-bed, 2-bath lakefront home blends low-maintenance living with high-end style. Inside, enjoy a spacious open floor plan w/ main area tile flooring, quartz counters, walk-in closets, & smart home features [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1693 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:** 1693 sq ft  
**Year built:** 2022  
**Bathrooms Full:** 2  
**County:** Brevard

# Building Details

**Construction Materials:** Block, Concrete, Stucco  
**Heating:** Central, Electric, 1  
**Stories:** 1  
**Sewer:** Public Sewer  
**Current Use:** Residential, Single Family  
**Levels:** One

# Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Lower Level, Washer Hookup  
**Utilities:** Electricity Connected, Sewer Connected, Water Connected  
**Parking Features:** Attached, Garage, Garage Door Opener  
**Garage Spaces:** 2, 1  
**Appliances:** Dryer, Disposal, Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer  
**Lot Features:** Few Trees  
**Cooling:** Central Air, Electric  
**Flooring:** Tile  
**Association Amenities:** Clubhouse, Fitness Center, Gated, Maintenance Grounds, Tennis Court(s), Management - Full Time, Pool  
**Waterfront Features:** Lake Front  
**WaterSource:** Public, 1  
**Interior Features:** Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Primary Downstairs, Smart Home, Smart Thermostat, Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms  
**Patio And Porch Features:** Covered, Patio, Screened



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## Fees & Taxes

**Tax Assessed Value:** \$4,208.24                      **Association Fee Frequency:** Monthly  
**Association Fee Includes:** Maintenance Grounds

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## School Information

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

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## Miscellaneous

**Listing Terms:** Cash, Conventional, FHA, VA Loan                      **Special Listing Conditions:** Standard  
**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK, Number Limit

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## Courtesy of

**List Office Name:** Compass Florida, LLC

