



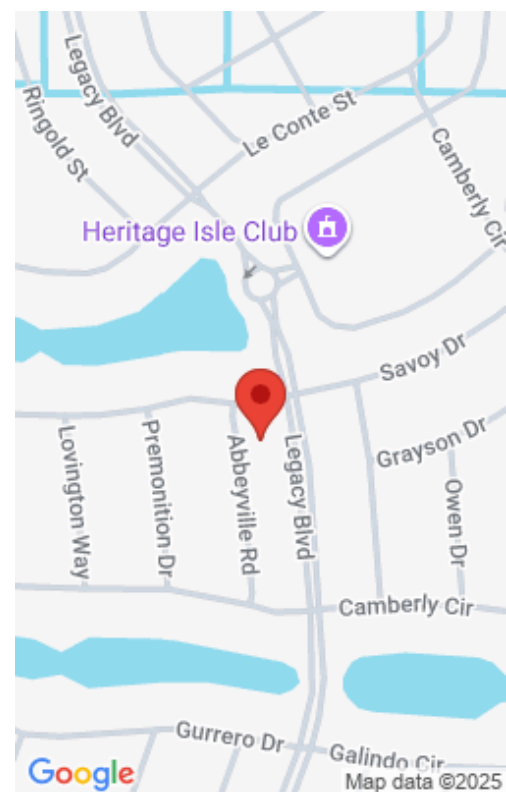
## 6921 ABBEYVILLE ROAD, MELBOURNE, FL, 32940

<https://austingarnerrealestate.com>

Feast your eyes on this beautiful single family home nestled in desirable Melbourne neighborhood of Heritage Isle, a 55+ Community that offers an exceptional opportunity for Florida living. This charming residence features 3 bedrooms, 2 full bathrooms, spacious kitchen with breakfast nook, breakfast bar & plenty of cabinet & countertop space. Primary en-suite boasts a [...]

**\$349,900**

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1847 sq ft



# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2 baths	<b>Area:</b> 1847 sq ft
<b>Lot size:</b> 0.14 sq ft	<b>Year built:</b> 2006
<b>Subdivision Name:</b> Heritage Isle PUD Phase 2 Plat of A Portion of	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.14 acres	<b>Zoning:</b> Single Family
<b>County:</b> Brevard	

# Building Details

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

# Amenities & Features

<b>Laundry Features:</b> Electric Dryer Hookup, In Unit	<b>Flooring:</b> Carpet, Concrete, Tile
<b>Utilities:</b> Cable Available, Sewer Connected, Water Connected	<b>Association Amenities:</b> Clubhouse, Gated, Spa/Hot Tub, Pickleball, Pool
<b>Parking Features:</b> Attached, Garage	<b>Garage Spaces:</b> 2, 1
<b>WaterSource:</b> Public,	<b>Appliances:</b> Dryer, Dishwasher, Electric Cooktop, Electric Oven, Electric Range, Microwave, Washer
<b>Interior Features:</b> Breakfast Bar, Built-in Features, Eat-in Kitchen, Open Floorplan, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Breakfast Nook	<b>Lot Features:</b> Few Trees, Other
<b>Spa Features:</b> Community, In Ground	<b>Patio And Porch Features:</b> Covered, Front Porch, Patio, Rear Porch
<b>Exterior Features:</b> Other	<b>Cooling:</b> Central Air, Electric



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## Fees & Taxes

**Tax Assessed Value:** \$3,698.64

**Association Fee Frequency:**  
Quarterly

**Association Fee Includes:** Insurance, Maintenance Grounds

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## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Kennedy

**Elementary School:** Quest

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## Miscellaneous

**Road Surface Type:** Asphalt, Paved

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

**Special Listing Conditions:** Real Estate Owned

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## Courtesy of

**List Office Name:** Waterman Real Estate, Inc.

