



**\$415,000**

## **7175 MENDELL WAY, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Welcome to the wonderful 55+ community of Heritage Isle, where resort-style living meets everyday convenience. This larger floor plan offers 3 bedrooms plus an office/den off the primary suite, providing flexibility for work, hobbies, or guests. Enjoy two separate entertainment areas—a formal dining/living room and a spacious family room that flows into the beautiful kitchen, [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2015 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> 2 baths	<b>Area:</b> 2015 sq ft
<b>Lot size:</b> 0.14 sq ft	<b>Year built:</b> 2006
<b>Subdivision Name:</b> Heritage Isle PUD Phase 3	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.14 acres	<b>County:</b> Brevard

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# Building Details

<b>Construction Materials:</b> Block, Concrete, Stucco	<b>Architectural Style:</b> Traditional
<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	

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# Amenities & Features

<b>Laundry Features:</b> Electric Dryer Hookup, Sink, In Unit, Washer Hookup	<b>Flooring:</b> Carpet, Tile
<b>Utilities:</b> Cable Available, Electricity Connected, Sewer Connected, Water Available	<b>Parking Features:</b> Attached, Garage
<b>Garage Spaces:</b> 2, 1	<b>WaterSource:</b> Public,
<b>Appliances:</b> Dryer, Dishwasher, Electric Range, Refrigerator, Washer	<b>Interior Features:</b> Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms
<b>Lot Features:</b> Other	<b>Patio And Porch Features:</b> Patio, Porch, Screened
<b>Cooling:</b> Central Air, Electric	

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# Fees & Taxes



**Tax Assessed Value:** \$3,868.35

**Association Fee Frequency:** Quarterly

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## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Kennedy

**Elementary School:** Quest

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## Miscellaneous

**Listing Terms:** Cash, Conventional, FHA, VA Loan **Special Listing Conditions:** Standard

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Real Broker, LLC

