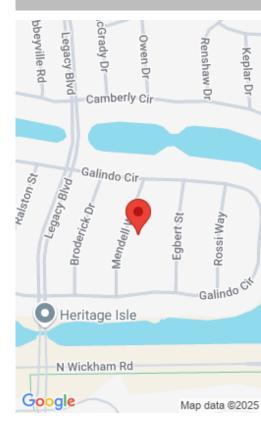


## 7175 MENDELL WAY, MELBOURNE, FL, 32940

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





#### **Basics**

Type: Single Family Residence Category: Residential

Status: Active Bedrooms: 3 beds

Bathrooms: 2 baths **Area: 2015** sq ft Year built: 2006 Lot size: 0.14 sq ft

**Subdivision Name:** Heritage Isle PUD Phase 3 **Bathrooms Full: 2** 

Lot Size Acres: 0.14 acres County: Brevard

### **Building Details**

Construction Materials: Block, Concrete, Stucco **Architectural Style:** Traditional

Sewer: Public Sewer Heating: Central, Electric, 1

Stories: 1 **Current Use:** Residential, Single Family

Roof: Shingle

#### **Amenities & Features**

Laundry Features: Electric Dryer Hookup, Flooring: Carpet, Tile

Sink, In Unit, Washer Hookup

**Utilities:** Cable Available, Electricity

Connected, Sewer Connected, Water Available

Garage Spaces: 2, 1

Appliances: Dryer, Dishwasher, Electric Range,

Refrigerator, Washer

Island, Open Floorplan, Walk-In Closet(s),

Primary Bathroom - Shower No Tub, Split

**Interior Features:** Ceiling Fan(s), Kitchen

Parking Features: Attached, Garage

Bedrooms

WaterSource: Public,

Lot Features: Other Patio And Porch Features: Patio, Porch,

Screened

Cooling: Central Air, Electric

### Fees & Taxes



Tax Assessed Value: \$3,868.35 Association Fee Frequency: Quarterly

### **School Information**

HighSchool: Viera Middle Or Junior School: Kennedy

**Elementary School:** Quest

#### **Miscellaneous**

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

Pets Allowed: Yes

# **Courtesy of**

List Office Name: Real Broker, LLC

