


1 - Residential

15 Properties

	Price / Status / MLS #	Res Sub-Type	Property Status	Area	City	Subdivision/Condo Name	SqFt - Living	SqFt - Total	Year Built	Bedrooms	Baths - Full	Baths - Half	Pool - Private	Acreage
1	 \$699,000 115 Enclave Avenue Indian Harbour Beach, FL 32937 Active / 829024	Single Family Detached	Standard	382-Satellite Bch/Indian Harbour Bch	Indian Harbour Beach	None	2,900	3,693	2018	3	2	1	No	0.18
2	 \$792,600 211 Crystal Bay Lane Melbourne Beach, FL 32951 Active / 822569	Single Family Detached	Standard	385 - South Beaches	Melbourne Beach	CRYSTAL LAKES SUBD	2,919		2018	4	3	0	No	1.11
3	 \$899,000 400 Hammock Shore Drive Melbourne Beach, FL 32951 Active / 819711	Single Family Detached	Standard	385 - South Beaches	Melbourne Beach	RIVER OAKS AT AQUARINA AQUARINA II P.U.D. STAGE 3	3,062	4,886	0	4	3	1	Yes	0.93
4	 \$739,900 203 Loggerhead Drive Melbourne Beach, FL 32951 Active / 827162	Single Family Detached	Standard	385 - South Beaches	Melbourne Beach	TURTLE BAY	2,860	3,926	2018	4	3	1	No	0.42
5	 \$649,900 7412 Matanilla Reef Way Melbourne Beach, FL 32951 Closed / 801071	Single Family Detached	Standard	385 - South Beaches	Melbourne Beach	Matanilla Reef at Aquarina	3,086	4,351	0	4	3	1	No	0.14
6	 \$649,900 7422 Matanilla Reef Way Melbourne Beach, FL 32951 Active / 801082	Single Family Detached	Standard	385 - South Beaches	Melbourne Beach	Matanilla Reef at Aquarina	2,806	3,752	0	4	2	1	No	0.14
7	 \$649,900 7432 Matanilla Reef Way Melbourne Beach, FL 32951 Active / 801085	Single Family Detached	Standard	385 - South Beaches	Melbourne Beach	Matanilla Reef at Aquarina	2,837	3,542	0	4	3	1	No	0.13
8	 \$649,900 7442 Matanilla Reef Way Melbourne Beach, FL 32951 Pending / 801086	Single Family Detached	Standard	385 - South Beaches	Melbourne Beach	Matanilla Reef at Aquarina	2,806	3,752	0	4	2	1	No	0.16
9	 \$649,900 7452 Matanilla Reef Way Melbourne Beach, FL 32951 Active / 801088	Single Family Detached	Standard	385 - South Beaches	Melbourne Beach	Matanilla Reef at Aquarina	2,837	3,542	0	4	3	1	No	0.16
10	 \$649,900 7462 Matanilla Reef Way Melbourne Beach, FL 32951 Active / 801090	Single Family Detached	Standard	385 - South Beaches	Melbourne Beach	Matanilla Reef at Aquarina	2,806	3,752	0	4	2	1	No	0.14
11	 \$729,900 404 Ocean Avenue Melbourne Beach, FL 32951 Active / 806966	Single Family Detached	Standard	384-Indianatlantic/Melbourne Beach	Melbourne Beach	GRAVES PLAT OF MELBOURNE BEACH	3,300	4,380	0	4	3	1	No	0.15
		Single Family	Standard	384-	Melbourne	GRAVES PLAT OF MELBOURNE	3,052	4,320	0	3	3	1	No	0.43

12		\$751,000 408 Ocean Avenue Melbourne Beach, FL 32951 Closed / 807024	Detached		Indialantic/Melbourne Beach	Beach	BEACH										
13		\$729,900 410 Ocean Avenue Melbourne Beach, FL 32951 Closed / 807027	Single Family Detached	Standard	384- Indialantic/Melbourne Beach	Melbourne Beach	GRAVES PLAT OF MELBOURNE BEACH	3,300	4,380	0		4	3	1	No		0.43
14		\$799,900 200 River Drive Melbourne Beach, FL 32951 Active / 784335	Single Family Detached	Standard	385 - South Beaches	Melbourne Beach	BEL VISTA	2,823	4,123	2018		3	2	1	No		0.88
15		\$858,900 210 River Drive Melbourne Beach, FL 32951 Active / 784407	Single Family Detached	Standard	385 - South Beaches	Melbourne Beach	BEL VISTA	2,916	4,556	2019		3	3	1	No		1.45

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:17 PM.

829024 Active Residential

115 Enclave Ave, Indian Harbour Beach, FL 32937

\$699,000



Area:	382-Satellite Bch/Indian Harbour Bch	County:	Brevard
Subd/Condo:	None	General County Loc:	South
Res Sub-Type:	Single Family Detached	Bedrooms:	3
Waterfront:	No	Baths - Total:	2.1
Land Site Desc.:		Baths - Full:	2
Dwelling View:		Baths - Half:	1
Lot Dimensions:		Split Bedroom:	Yes
List Price/SqFt:	\$241.03	SqFt - Living:	2,900
Acreage:	0.18	SqFt - Total:	3,693
Lot SqFt:	7,841	Year Built:	2018
Furnished:	None	Fireplace:	No
Parking:	Total Garage Spaces: 2; 2 Car Attchd Garage	Pool - Private:	No
Home Warranty:	Yes	Pool - Community:	No
Property Status:	Standard	Front Door Faces:	W
Fixer Upper:	No	Sold-As-Is:	No
Close Date:			

Narrative: Brand new home located in the new Enclave gated subdivision in Indian Harbour Beach! This 3 bed 2.5 bath home plus large bonus room that can be a 4th bedroom has a very open floor plan. The kitchen overlooks all living areas and back porch. The master also opens to the porch and has walk-in closets and a deluxe master bath. Upstairs there is a loft area with a built in work space, 2 large bedrooms, a bathroom, and the bonus room that has a balcony! The decor is very coastal with upgrades galore. The home is a variation of the Lifestyles Key Biscayne model. The pictures are from the model but the selections on this home will be from the same level as model. Home will be completed by the end of the year!

Directions: South patrick to east on Banana River Drive and The Enclave will be on your left.

FEATURES

Interior Features: Bar - Wet; Breakfast Bar; Built-in-Features; Kitchen - Island; Open Floor Plan

Exterior Features: Porch - Trussed

Utilities: Cable Available; City Water; Sewer or Septic: Sewer

Equipment/Appliances: Cook Top; Microwave-Built-in; Oven-Built In

Style:	2 Story	Master BD/BT:	Double Vanity; His/Hers Closet; Shower; Tub
Construction:	Combination; Concrete Block	Rooms:	
Exterior Finish:	Painted; Stucco	Financing-Owner Will Consider:	
Roof:	Metal	Possession:	
Floor:	Tile; Other - Call Agent	Showing:	
Lot Description:	Private Road; Other - Call Agent	To Be Constructed:	Yes
Unit Description:		Meas. From:	Agent Measure
Dwelling View:		55+ Community:	No
HOA Fees:	HOA Amt: \$900.00 HOA Frequency: Yearly	Gated Community:	Yes
HOA Home Owners:	HOA Home Owners Mandatory		
Community Fees:	No		
Other Fees:			
Common Amenities:			
Security/Safety:	Gated		
Water Amenities:			
Elementary School:	Ocean Breeze		
Middle School:	Hoover		
High School:	Satellite		

Legal Desc: ENCLAVE OF INDIAN HARBOUR BEACH LOT 1

Tax Acct: 3015326

Tax ID: 27-37-11-11-00000.0-0001.00

Tax Year: 2017

Homestead: No



Presented by
 Renee Winkler
 Treasure Coast Sotheby's Intl
 321-302-1049
rwinkler@tcsir.com
<http://www.reneewinkler.tcsir.com>

822569 Active Residential

211 Crystal Bay Ln, Melbourne Beach, FL 32951

\$792,600



Area:	385 - South Beaches	County:	Brevard
Subd/Condo:	CRYSTAL LAKES SUBD	General County:	South
Res Sub-Type:	Single Family Detached	Loc:	
Waterfront:	Yes	Bedrooms:	4
Waterfront Type:	Canal Non Navigation	Baths - Total:	3
Land Site Desc.:	CANAL W/ LIMITED ACC	Baths - Full:	3
Dwelling:	Canal	Baths - Half:	0
Waterview:		Split Bedroom:	Yes
Dwelling View:	View - South	SqFt - Living:	2,919
Lot Dimensions:		SqFt - Total:	
List Price/SqFt:	\$271.53	Year Built:	2018
Acreage:	1.11	Fireplace:	Yes Non Wood
Lot SqFt:	48,352		Burn
Furnished:	None	Pool - Private:	No
Parking:	Total Garage Spaces: 3; 3 Car Attchd Garage	Pool - Community:	No
Home Warranty:	Yes	Front Door Faces:	N
Property Status:	Standard	Sold-As-Is:	No
Fixer Upper:	No		
Close Date:			

Narrative: ~TRANQUIL and PRIVATE "to be built" on a 1.11 acre waterfront GATED peninsula in MELBOURNE BEACH~ With only 5 home sites total, this lush property is brimming with palm trees, water, fishing, and wildlife. Your 4 bedroom, 3 bath dream home built by Simms Builders awaits with water views from the front and the back. This stunning property is a quick golf cart ride to the beach and only 2.8 miles south of Publix shopping. Melbourne Beach has A rated schools and boasts casual coastal family living. Start enjoying your beach lifestyle and build your coastal home today! Civil engineering, soil tests, fill, well, and survey have all been completed.

Directions: Just off A1A 2.8 miles south of Publix shopping center, west on Atlantic, South on Palmetto, Gate to Private Crystal Bay Lane on your right. (Beach Access at Atlantic Ave)

FEATURES

Interior Features: Closet - Walk-Ins; Living/Dining Combo; Open Floor Plan; Pantry

Exterior Features: Patio - Unscreened; Sprinkler - Well; Storm Shutters; Well - Private

Utilities: Cable Available; Electric; Sewer or Septic; Septic; Well Water **Cooling:** Electric **Heat:** Electric **Water Heater:** Electric

Equipment/Appliances: Dishwasher; Microwave; Oven-Built In

Style:	1 Story	Master BD/BT:	Double Vanity; Ground Floor; Shower; Tub; Walk-in Closet
Construction:	Concrete Block	Rooms:	Great Room; Laundry; Office/Library
Exterior Finish:	Stucco	Financing-Owner Will Consider:	Cash; Conventional
Roof:	Tile	Possession:	Closing
Floor:	Carpet; Ceramic Tile	Showing:	
Lot Description:	Dead End Street; Fruit Trees; Private Road	To Be Constructed:	Yes
Unit Description:		Meas. From:	Tax Rolls
Dwelling View:	View - South	55+ Community:	No
HOA Fees:	HOA Amt: \$375.00 HOA Frequency: Yearly	Gated Community:	Yes
HOA Home Owners:	HOA Home Owners Mandatory	Docs on File:	Survey

Community Fees: No

Other Fees:

Common

Amenities:

Security/Safety: Gate/Guard

Water Amenities: Waterfront Community

Elementary School: Gemini

School:

Middle School: Hoover

High School: Melbourne

Legal Desc: PART OF N 1/2 OF GOVT LOT 2 AS DESC IN LOT 2 OF ORB 4288 PG 3957 A/K/A LOT 2, CRYSTAL BAY

Tax Acct: 2961216

Tax ID: 29-38-10-00-00261.2-

Tax Year: 2017

Taxes: \$2,801.29

0000.00

Equitable Interest: Yes

Road Surface: Asphalt Road

Homestead: No

Presented by

Renee Winkler

Treasure Coast Sotheby's Intl

321-302-1049

rwinkler@tcsir.com

<http://www.renewinkler.tcsir.com>



Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Space Coast 2018

Area:	385 - South Beaches	County:	Brevard
Subd/Condo:	RIVER OAKS AT AQUARINA AQUARINA II P.U.D. STAGE 3	General County	South
Res Sub-Type:	Single Family Detached	Loc:	
Waterfront:	No	Bedrooms:	4
Land Site Desc.:	CNSRV/TRACT/BUF FRTG	Baths - Total:	3.1
Dwelling	Direct Waterview; River; Waterfront View Direction: W	Baths - Full:	3
Waterview:		Baths - Half:	1
Dwelling View:	Garden; Preserve; View - West	Split Bedroom:	Yes
Lot Dimensions:	91x433	SqFt - Living:	3,062
List Price/SqFt:	\$293.6	SqFt - Total:	4,886
Acreage:	0.93	Year Built:	0
Lot SqFt:	40,511	Fireplace:	No
Furnished:	None	Pool - Private:	Yes
Parking:	Total Garage Spaces: 3; 3 Car Attchd Garage	Pool -	No
Home Warranty:	Yes	Community:	
Property Status:	Standard	Front Door Faces:	E
Fixer Upper:	No	Sold-As-Is:	No
Close Date:			

Narrative: Ready for your dream home? Now PRE-SELLING this spacious 4BR/3.5BA home featuring a 3 car garage for all your toys, private pool and lovely river views. Nestled in the quiet cul-de-sac of River Oaks part of the Aquarina Country Club with its plethora of amenities: private beach and river access, private beach club, exclusive clubhouse with fitness as well as golf & tennis. This spacious to be built home offers an open layout, with the master bedroom downstairs, high-end finishes and touches and plenty of outdoor space including a covered back porch and 2 balconies upstairs. Options and upgrades are available for an additional charge.

Directions: 7 miles South of Publix at Driftwood Plaza on S. Hwy A1A or 5 miles north of Sebastian Inlet.

Family Room	22 X 19	Kitchen	12 X 17	Bedroom 4	11 X 12
Dining Room	13 X 13.8	Master Bedroom	14.8 X 16.8		
		Bedroom 2	13.4 X 12		
		Bedroom 3	11 X 12		
		Guest/Study			

FEATURES

Interior Features: Closet - Walk-Ins; Kitchen - Eat In; Kitchen - Island; Laundry Tub; Pantry; Pantry - Walk-in

Exterior Features: Sprinkler - Reclaimd; Sprinkler - Well; Storm Shutters

Utilities: Cable Available; City Water; Electric; Fiber Optics; Sewer or Septic: Sewer; Underground **Cooling:** Central; Electric; Multi-Zone **Heat:** Central; Electric; Heat Pump; Multi-Zoned **Water Heater:** Electric

Equipment/Appliances: Garage Door Opener; Ice Maker Hookup; Laundry-Hookup; Other - Call Agent

Style: 2 Story

Construction: Combination; Concrete Block; Frame - Wood

Exterior Finish: Stucco

Roof: Concrete; Tile

Floor: Carpet; Ceramic Tile

Lot County; Cul-de-Sac; Fld Ins May be Req; Paved Street; Private

Description: Road; Sidewalks

Unit

Description:

Dwelling View: Garden; Preserve; View - West

HOA Fees: HOA Amt: \$300.00 HOA Frequency: Yearly HOA Amt #2: \$891.71

HOA Frequency #2: Quarterly

HOA Home Owners Mandatory

HOA Home

Owners: No

Fees:

Other Fees:

Assoc Fee Incl: Maint - Common Area; Management

Common Clubhouse/Rec Room; Exercise Room; Fishing Pier; Jogging Trail;

Amenities: Putting Green; Sauna; Water Access

Security/Safety: Card Entry; Gated; Smoke/CO Detector

Pool Features: Concrete; Freeform; Inground; Screened

Water Boat Ramp; Community Dock; Waterfront Community

Amenities:

Elementary Gemini

School:

Middle School: Hoover

High School: Melbourne

Master BD/BT:

Rooms: Great Room; Laundry

Financing-Owner Will Cash; Conventional

Consider:

Possession: Other - Call Agent

Showing:

To Be Constructed: Yes

Meas. From: Other

55+ Community: No

Gated Community: Yes

Pet Restrictions: No Dangerous Breeds

Restrictions: Architectural Apprvl; Fences

Rental Restrictions: 6 Months Minimum

Management: Association; Onsite Professional

Docs on File: HOA - Condo Docs; Survey

Green Energy Programmable Thermostat

Feature:

Green Landscaping: Fl. Friendly/Native Landscape

Green Water High Eff (low flow) Toilet; Irrigation -

Features: Reclaimed Water

Legal Desc: RIVER OAKS AT AQUARINA, AQUARINA II P.U.D. STAGE 3, TRACT II AND TRACT II, UNIT 1 LOT 14 & PART OF TRACT D AS DESC IN O

Tax Acct: 2959929

Tax ID: 29-38-36-30-
00000.0-0014.00

P.U.D.: Yes

Tax Year: 2017

Equitable Interest: No

Homestead: No

Taxes: \$2,356.44

Deed Yes
Restrictions:
Zoning: RES
Road Asphalt Road
Surface:



Presented by
Renee Winkler
Treasure Coast Sotheby's Intl
321-302-1049
rwinkler@tcsir.com
<http://www.reneewinkler.tcsir.com>

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

827162 Active Residential

203 Loggerhead Dr, Melbourne Beach, FL 32951

\$739,900



Area:	385 - South Beaches	County:	Brevard
Subd/Condo:	TURTLE BAY	General County Loc:	South
Res Sub-Type:	Single Family Detached	Bedrooms:	4
Waterfront:	No	Baths - Total:	3.1
Land Site Desc.:		Baths - Full:	3
Dwelling Waterview:	Ocean	Baths - Half:	1
Dwelling View:	View - East	Split Bedroom:	Yes
Lot Dimensions:		SqFt - Living:	2,860
List Price/SqFt:	\$258.71	SqFt - Total:	3,926
Acreage:	0.42	Year Built:	2018
Lot SqFt:	18,295	Fireplace:	No
Furnished:	None	Pool - Private:	No
Parking:	Total Garage Spaces: 3; 3 Car Attchd Garage	Pool - Community:	No
Home Warranty:	Yes	Front Door Faces:	W
Property Status:	Standard	Sold-As-Is:	No
Fixer Upper:	No		
Close Date:			

Narrative: To Be Built in Turtle Bay Gated Community on almost half acre. Enjoy your ocean views from this amazing brand new home. 3 Bedroom, Office, plus 331 sq ft upstairs Bonus Room complete with a powder bathroom and large linen closet, can be used as a theater room, children's play room, or guest accommodations. Formal Dining Room, Great Room, Eat-in Kitchen, & split floor plan. Master bedroom with his/her walk-in closets, double vanities, garden tub & sep shower. Tons of upgrades including High Energy Efficiency, Built-in stainless appliances, Tile roof, all upgraded flooring and counter tops, tray ceilings, extensive landscape, & wide driveway. Community offers a riverfront dock, tennis courts, a beachfront cabana with bathrooms, showers, resident assigned lockers, plus a grilling area.

Directions: South on Highway A1A, approximately 2 miles south of Driftwood Plaza (Publix), to Turtle Bay. Left at gate, lot is left side of street.

FEATURES

Interior Features: Breakfast Bar; Breakfast Nook; Ceilings-Ctdrl/Vault; Closet - Walk-Ins; Kitchen - Eat In; Open Floor Plan; Pantry - Walk-in

Exterior Features: Porch - Trussed; Porch - Unscreened

Utilities: Cable Available; City Water; Electric; Sewer or Septic: Sewer; Telephone **Cooling:** Central **Heat:** Central **Water Heater:** Electric

Equipment/Appliances: Dishwasher; Laundry-Hookup; Microwave-Built-in; Range - Electric

Style: 2 Story

Construction: Concrete Block

Exterior Finish: Painted; Stucco

Roof: Tile

Floor: Carpet; Tile

Lot: Paved Street; Sidewalks

Description:

Unit

Description:

Dwelling View: View - East

HOA Fees: HOA Amt: \$145.00 HOA

Frequency: Monthly

HOA Home Owners: HOA Home Owners Mandatory

Community Fees: No

Other Fees:

Assoc Fee Incl: Common Taxes; Lawn-

Landscaping; Maint - Common

Area

Common Amenities: Fishing Pier; Jogging Trail; Tennis

Security/Safety: Gated

Water Amenities: Community Dock

Elementary School: Gemini

Middle School: Hoover

High School: Melbourne

Master BD/BT:

Double Sinks; Double Vanity; Exterior Bath Door; Ground Floor;

His/Hers Closet; Shower; Tub; Walk-in Closet

Family Room; Formal Dining Room; Laundry

Rooms:

Financing-Owner

Will Consider:

Possession:

Use CSS Scheduler

To Be Constructed: Yes

Meas. From: Tax Rolls

55+ Community: No

Gated Community: Yes

Management: Association

Green Certification: Energy Star Home

Green Energy

Energy Star Dishwasher; Energy Star Windows; HVAC SEER 15+

Feature:

Legal Desc: TURTLE BAY LOT 2 BLK A

Tax Acct: 2958997

Tax ID: 29-38-03-52-0000a.0-0002.00

Tax Year: 2017

Homestead: No

Taxes: \$2,480.07

Presented by

Renee Winkler

Treasure Coast Sotheby's Intl

321-302-1049

rwinkler@tcsir.com

<http://www.reneewinkler.tcsir.com>



Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

801071 Closed Residential

7412 Matanilla Reef Way, Melbourne Beach, FL 32951

LP:\$649,900 SP:\$649,900



Area: 385 - South Beaches
Subd/Condo: Matanilla Reef at Aquarina
Res Sub-Type: Single Family Detached
Waterfront: No
Land Site Desc.: Golf Course
Dwelling View: Golf; View - West
Lot Dimensions: 50x125
List Price/SqFt: \$210.6
Sold Price/SqFt: \$210.6
Acreage: 0.14
Lot SqFt: 6,250
Furnished: None
Parking: Total Garage Spaces: 2; 2 Car Attchd Garage
Home Warranty: Yes
Property Status: Standard
Fixer Upper: No
Close Date: 09/21/2018

County: Brevard
General County Loc: South
Bedrooms: 4
Baths - Total: 3.1
Baths - Full: 3
Baths - Half: 1
Split Bedroom: Yes
SqFt - Living: 3,086
SqFt - Total: 4,351
Year Built: 0
Fireplace: No
Pool - Private: No
Pool - Community: No
Front Door Faces: E
Sold-As-Is: No

Narrative: Stunning Spanish Cay is one of the available floor plans to be constructed in South Brevard's newest community, Matanilla Reef. Located in Aquarina Beach & Country Club, it's an enclave of beautiful Mediterrean style homes. Great location in this golf and tennis community with ocean to river access and amenities. Close walk to Beach Club & Ocean Access. Options, pool, premiums and upgrades available, additional charges may apply.

Directions: Aquarina is located approx. 5 minutes north of the Sebastian Inlet or 7 miles south of Publix at Driftwood Plaza. The sales office is on the west side of A1A.

Living Room	Great room	15X13	Kitchen	19X13	Bedroom 4	Bedroom 4	16'10X13'10
Dining Room		13X9	Master Bedroom	16'8X14	Porch	Entry Porch	13X9
			Bedroom 2	20X14			
			Bedroom 3	Bedroom 3			16'10X13'10

FEATURES

Interior Features: Breakfast Bar; Breakfast Nook; Closet - Walk-Ins; Kitchen - Eat In; Kitchen - Island; Living/Dining Combo; Open Floor Plan; Pantry - Walk-in; Prep Sink

Exterior Features: Balcony - Unscreened; Deck; Porch - Unscreened; Sprinkler - Well; Summer Kitchen

Utilities: Cable Available; City Water Available; Electric; Sewer Available; Sewer or Septic: Sewer; Telephone **Cooling:** Central; Electric **Heat:** Central; Electric **Water Heater:** Electric

Equipment/Appliances: Dishwasher; Disposal; Range - Electric; Refrigerator

Style: 2 Story

Construction: Combination; Concrete Block; Frame - Wood

Exterior Finish: Stucco

Roof: Concrete; Tile

Floor: Carpet; Tile; Wood

Lot Corner Lot; County; East of US1; Golf Course; Irregular; Paved Street

Description: Unit

Description:

Dwelling View: Golf; View - West

HOA Fees: HOA Amt: \$344.00 HOA Frequency: Monthly HOA Amt #2: \$891.71 HOA Frequency #2: Quarterly Other Fees Term: Other

HOA Home Owners: HOA Home Owners Mandatory

Community Fees: Yes

Other Fees: \$0

Assoc Fee Incl: Common Taxes; Insurance; Irrigation; Lawn-Landscaping; Maint - Common Area; Maintenance-Exterior; Management; Pest Control; Reserve Fund; Roof Replacement; Security; Other - Call Agent

Common Amenities: Clubhouse/Rec Room; Exercise Room; Fishing Pier; Ocean Access; Sauna; Water Access; Other - Call Agent

Security/Safety: Card Entry; Gated; Smoke/CO Detector

Water Amenities: Boat Ramp; Community Boat Slip; Community Dock; Waterfront Community

Elementary School: Gemini

Middle School: Hoover

High School: Melbourne

Master BD/BT: Double Sinks; Double Vanity; Shower; Tub; Walk-in Closet

Rooms: Great Room; Laundry

Financing-Owner Will Consider: Cash; Conventional

Possession: Closing

Showing: To Be Yes

Constructed: Meas. From: Other

55+ Community: No

Gated Community: Yes

Pet Restrictions: 41 - 50 lbs; No Dangerous Breeds; Cat; Dog; Total # of Pets: 2; Other - Call Agent

Restrictions: Architectural Apprvl

Rental Restrictions: 3 Months Minimum

Management: Association

Docs on File: HOA - Condo Docs

Green Energy Feature: Sprayfoam Insulation - Attic

Green Landscaping: Fl. Friendly/Native Landscape

Green Water Features: High Eff (low flow) Toilet

Legal Desc: Matanilla Reef at Aquarina Lot B-7

Tax Acct: 2959974

Tax ID: 29-38-36-Qo-00000.0-03i2.00

P.U.D.: Yes

Deed: Yes

Tax Year: 2017

Homestead: No

Assumable: No

Restrictions:
Zoning: Residential
Road Asphalt Road
Surface:



Presented by
Renee Winkler
Treasure Coast Sotheby's Intl
321-302-1049
rwinkler@tcsir.com
<http://www.reneewinkler.tcsir.com>

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

801082 Active Residential

7422 Matanilla Reef Way, Melbourne Beach, FL 32951

\$649,900



Area: 385 - South Beaches **County:** Brevard
Subd/Condo: Matanilla Reef at Aquarina **General County Loc:** South
Res Sub-Type: Single Family Detached **Bedrooms:** 4
Waterfront: No **Baths - Total:** 2.1
Land Site Desc.: Golf Course **Baths - Full:** 2
Dwelling View: Golf; View - West **Baths - Half:** 1
Lot Dimensions: 50x125 **Split Bedroom:** Yes
List Price/SqFt: \$231.61 **SqFt - Living:** 2,806
Acreage: 0.14 **SqFt - Total:** 3,752
Lot SqFt: 6,250 **Year Built:** 0
Furnished: None **Fireplace:** No
Parking: Total Garage Spaces: 2; 2 Car Attchd Garage **Pool - Private:** No
Home Warranty: Yes **Pool - Community:** No
Property Status: Standard **Front Door Faces:** E
Fixer Upper: No **Sold-As-Is:** No
Close Date:

Narrative: Stunning Spanish Cay is one of the available floor plans to be constructed in South Brevard's newest community, Matanilla Reef. Located in Aquarina Beach & Country Club, it's an enclave of beautiful Mediterranean style homes. Great location in this golf and tennis community with ocean to river access and amenities. Close walk to Beach Club & Ocean Access. Options, pool, premiums and upgrades available, additional charges may apply.

Directions: Aquarina Beach & Country Club is located approximately 5 miles north of Sebastian Inlet or 7 miles south of Publix at Driftwood Plaza Melbourne Beach.

Family Room	Open floor plan	15X13	Kitchen	Open to dining room	13X19	Bedroom 4	16'10X13'10
Dining Room	Open to kitchen	13X9	Master Bedroom		16'8X14		
			Bedroom 2	en suite bath	20X14		
			Bedroom 3		16'10X13'10		

FEATURES

Interior Features: Breakfast Bar; Kitchen - Eat In; Kitchen - Island; Living/Dining Combo; Open Floor Plan; Pantry; Pantry - Walk-in; Pull Down Stairs

Exterior Features: Balcony - Unscreened; Porch - Trussed; Porch - Unscreened; Storm Shutters

Utilities: Cable Available; City Water; Electric; Reclaimed Water; Sewer Available; Sewer or Septic: Sewer; Underground **Cooling:** Central; Electric; Other **Heat:** Central; Electric **Water Heater:** Electric

Equipment/Appliances: Dishwasher; Disposal; Range - Electric; Refrigerator

Style: 2 Story

Construction: Combination; Concrete Block; Frame - Wood

Exterior Finish: Painted; Stucco

Roof: Concrete; Tile

Floor: Carpet; Ceramic Tile; Wood

Lot Description: County; Golf Course; Historic Area; Paved Street; Private Road;

Unit Description: Sidewalks

Description:

Dwelling View: Golf; View - West

HOA Fees: HOA Amt: \$344.00 HOA Frequency: Monthly HOA Amt #2:

\$891.71 HOA Frequency #2: Quarterly

HOA Home Owners Mandatory

HOA Home Owners:

Community Fees: No

Other Fees:

Assoc Fee Incl: Common Taxes; Insurance; Irrigation; Lawn-Landscaping; Maint - Common Area; Maintenance-Exterior; Management; Pest Control; Reserve Fund; Security; Other - Call Agent

Common Amenities: Bike Trail; Clubhouse/Rec Room; Exercise Room; Fishing Pier;

Security/Safety: Jogging Trail; Ocean Access; Sauna; Water Access

Water Amenities: Card Entry; Gated; Smoke/CO Detector

Boat Ramp; Community Dock; Waterfront Community

Elementary School: Gemini

Middle School: Hoover

High School: Melbourne

Master BD/BT: Double Vanity; Ext Bdrm Door/Slider; Exterior Bath Door; Ground Floor; His/Hers Closet;

Shower; Tub; Walk-in Closet

Rooms: Great Room; Guest Suite; Laundry

Financing-Owner Will Consider: Cash; Conventional

Possession: Other - Call Agent

Showing:

To Be Constructed: Yes

Meas. From: Other

55+ Community: No

Gated Community: Yes

Pet Restrictions:

41 - 50 lbs; Total # of Pets: 2

Restrictions: Architectural Apprvl

Rental Restrictions: 3 Months Minimum

Management: Association; Developer; Offsite Professional;

Onsite Professional

Docs on File: HOA - Condo Docs; Q/A Sheet; Survey; Other -

Call Agent

Green Energy Feature: Programmable Thermostat; Sprayfoam

Insulation - Attic

Green Landscaping: Fl. Friendly/Native Landscape

Green Water Features: High Eff (low flow) Toilet

Legal Desc: Matanilla Reef at Aquarina Lot B-6

Tax Acct: 2959974

Tax ID:

29-38-36-Qo-00000.0-03i2.00

Tax Year: 2017

Equitable Interest: No

P.U.D.: Yes
Deed Yes
Restrictions:
Zoning: Residential
Road Asphalt Road
Surface:

Homestead: No
Assumable: No



Presented by
Renee Winkler
Treasure Coast Sotheby's Intl
321-302-1049
rwinkler@tcsir.com
<http://www.reneewinkler.tcsir.com>

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

801085 Active Residential

7432 Matanilla Reef Way, Melbourne Beach, FL 32951

\$649,900



Area: 385 - South Beaches
Subd/Condo: Matanilla Reef at Aquarina
Res Sub-Type: Single Family Detached
Waterfront: No
Land Site Desc.: Golf Course
Dwelling View: Golf; View - West
Lot Dimensions: 50x128
List Price/SqFt: \$229.08
Acreage: 0.13
Lot SqFt: 6,400
Furnished: None
Parking: Total Garage Spaces: 2; 2 Car Attchd Garage
Home Warranty: Yes
Property Status: Standard
Fixer Upper: No
Close Date:

County: Brevard
General County Loc: South
Bedrooms: 4
Baths - Total: 3.1
Baths - Full: 3
Baths - Half: 1
Split Bedroom: Yes
SqFt - Living: 2,837
SqFt - Total: 3,542
Year Built: 0
Fireplace: No None
Pool - Private: No
Pool - Community: No
Front Door Faces: E
Sold-As-Is: No

Narrative: Stunning Guana Cay is one of the available floor plans to be constructed in South Brevard's newest community, Matanilla Reef. Located in Aquarina Beach & Country Club, it's an enclave of beautiful Mediterranean style homes. Great location in this golf and tennis community with ocean to river access and amenities. Close walk to Beach Club & Ocean Access. Options, pool, premiums and upgrades available, additional charges may apply.

Directions: Aquarina is located approx. 5 minutes north of the Sebastian Inlet or 7 miles south of Publix at Driftwood Plaza. The sales office is on the west side of A1A.

Family Room	15 X 13	Kitchen		13 X 19	Bedroom 4		13 X 11
Dining Room	13 X 9	Master Bedroom	Master Suite	16'8 X 14	Other Room		X
		Bedroom 2		20 X 14	Porch	Entry porch	13'8 X 9
		Bedroom 3		13 X 11	Patio		13'8 X 9

FEATURES

Interior Features: Kitchen - Island; Living/Dining Combo; Open Floor Plan; Pantry; Pantry - Walk-in

Exterior Features: Balcony - Unscreened; Deck; Patio - Unscreened; Porch - Trussed

Utilities: City Water; Electric; Sewer or Septic: Sewer; Telephone; Underground **Cooling:** Central; Electric **Heat:** Central; Electric **Water Heater:** Electric

Equipment/Appliances: Dishwasher; Disposal; Range - Electric; Refrigerator

Style: 2 Story

Construction: Combination; Concrete Block; Frame - Wood

Exterior Finish: Stucco

Roof: Concrete; Tile

Floor: Carpet; Ceramic Tile; Wood

Lot County; Golf Course; Paved Street; Private Road; Sidewalks

Description:

Unit

Description:

Dwelling View: Golf; View - West

HOA Fees: HOA Amt: \$344.00 HOA Frequency: Monthly HOA Amt #2: \$891.71 HOA Frequency #2: Quarterly Other Fees Term: Other

HOA Home Owners: HOA Home Owners Mandatory

Community Fees: Yes

Other Fees: \$0

Assoc Fee Incl: Common Taxes; Insurance; Lawn-Landscaping; Maint - Common Area; Maintenance-Exterior; Management; Pest Control; Reserve Fund; Roof Replacement; Security

Common Amenities: Bike Trail; Clubhouse/Rec Room; Fishing Pier; Jogging Trail; Ocean Access; Sauna; Water Access

Security/Safety:

Water

Amenities:

Elementary School: Gemini

Middle School: Hoover

High School: Melbourne

Master BD/BT: Double Sinks; Exterior Bath Door; His/Hers Closet; Shower; Tub; Walk-in Closet

Rooms: Family Room; Guest Suite; Laundry

Financing-Owner Will Consider: Cash; Conventional

Possession: Other - Call Agent

Showing: Yes

To Be Constructed: Yes

Meas. From: Other

55+ Community: No

Gated Community: Yes

Pet Restrictions: 41 - 50 lbs; No Dangerous Breeds; Cat; Total # of Pets: 2

Restrictions: Architectural Apprvl; Other - Call Agent

Rental Restrictions: 3 Months Minimum

Management: Association; Developer; Offsite Professional; Onsite Professional

Docs on File: HOA - Condo Docs; Q/A Sheet

Green Energy Feature: Sprayfoam Insulation - Attic

Green Landscaping: Fl. Friendly/Native Landscape

Green Water Features: High Eff (low flow) Toilet

Legal Desc: MATANILLA REEF AT AQUARINA LOT 5 -B

Tax Acct: 3013069

Tax ID: 29-38-36-WI-0000b.0-0005.00

P.U.D.: Yes

Deed: Yes

Tax Year: 2017

Equitable Interest: No

Homestead: No

Restrictions:
Zoning: Residential
Road Asphalt Road
Surface:



Presented by
Renee Winkler
Treasure Coast Sotheby's Intl
321-302-1049
rwinkler@tcsir.com
<http://www.reneewinkler.tcsir.com>

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

801086 Pending Residential

7442 Matanilla Reef Way, Melbourne Beach, FL 32951

\$649,900



Area: 385 - South Beaches **County:** Brevard
Subd/Condo: Matanilla Reef at Aquarina **General County Loc:** South
Res Sub-Type: Single Family Detached **Bedrooms:** 4
Waterfront: No **Baths - Total:** 2.1
Land Site Desc.: Golf Course **Baths - Full:** 2
Dwelling View: Golf; View - East **Baths - Half:** 1
Lot Dimensions: 50x147 **Split Bedroom:** Yes
List Price/SqFt: \$231.61 **SqFt - Living:** 2,806
Acreage: 0.16 **SqFt - Total:** 3,752
Lot SqFt: 7,350 **Year Built:** 0
Furnished: None **Fireplace:** No
Parking: Total Garage Spaces: 2; 2 Car Attchd Garage **Pool - Private:** No
Home Warranty: Yes **Pool - Community:** No
Property Status: Standard **Front Door Faces:** E
Fixer Upper: No **Sold-As-Is:** No
Close Date:

Narrative: Stunning Spanish Cay is one of the available floor plans to be constructed in South Brevard's newest community, Matanilla Reef. Located in Aquarina Beach & Country Club, it's an enclave of beautiful Mediterranean style homes. Great location in this golf and tennis community with ocean to river access and amenities. Close walk to Beach Club & Ocean Access. Options, pool, premiums and upgrades available, additional charges may apply.

Directions: Aquarina is located approx. 5 minutes north of the Sebastian Inlet or 7 miles south of Publix at Driftwood Plaza. The sales office is on the west side of A1A.

Family Room	Open floor plan	15 X 13	Kitchen		13 X 19	Bedroom 4	16 X 13
Dining Room		13 X 9	Master Bedroom	Master Suite	16'8 X 14		
			Bedroom 2	en suite bath	20 X 14		
			Bedroom 3		16 X 13		

FEATURES

Interior Features: Breakfast Bar; Closet - Walk-Ins; Kitchen - Eat In; Kitchen - Island; Living/Dining Combo; Pantry; Pantry - Walk-in
Exterior Features: Balcony - Unscreened; Deck; Patio - Unscreened; Porch - Unscreened
Utilities: Cable Available; City Water; Electric; Sewer or Septic: Sewer **Cooling:** Central; Electric **Heat:** Central; Electric **Water Heater:** Electric
Equipment/Appliances: Dishwasher; Disposal; Range - Electric; Refrigerator
Style: 2 Story **Master BD/BT:** Double Sinks; Double Vanity; Exterior Bath
Construction: Combination; Concrete Block; Frame - Wood **Rooms:** Great Room; Laundry
Exterior Finish: Painted; Stucco **Financing-Owner Will Consider:** Cash; Conventional
Roof: Concrete; Tile **Possession:** Other - Call Agent
Floor: Carpet; Ceramic Tile; Wood **Showing:** To Be Yes
Lot: County; East of US1; Golf Course; Private Road; Sidewalks **Constructed:** Meas. From: Other
Description: **Unit** **55+** No
Description: **Community:** Gated Yes
Dwelling View: Golf; View - East **Community:** **Pet** 41 - 50 lbs; Cat; Dog; Total # of Pets: 2
HOA Fees: HOA Amt: \$344.00 HOA Frequency: Monthly HOA Amt #2: \$891.71 **Restrictions:** Architectural Apprvl; Other - Call Agent
HOA Frequency #2: Quarterly **Rental** 3 Months Minimum
HOA Home Owners Mandatory **Restrictions:** **Management:** Association; Developer; Offsite Professional; Onsite Professional
HOA Home Owners: **Docs on File:** HOA - Condo Docs; Q/A Sheet
Community Fees: No **Green Energy Feature:** Sprayfoam Insulation - Attic
Other Fees: **Green Landscaping:** Fl. Friendly/Native Landscape
Assoc Fee Incl: Common Taxes; Insurance; Lawn-Landscaping; Maint - Common Area; Maintenance-Exterior; Management; Pest Control; Reserve Fund; Roof Replacement; Security; Other - Call Agent **Green Water Features:** High Eff (low flow) Toilet
Common Amenities: Bike Trail; Clubhouse/Rec Room; Exercise Room; Fishing Pier; Jogging Trail; Ocean Access; Sauna; Water Access
Security/Safety: Card Entry; Gated; Smoke/CO Detector; Other - Call Agent
Water Amenities: Boat Ramp; Community Dock; Waterfront Community
Elementary School: Gemini
Middle School: Hoover
High School: Melbourne

Legal Desc: MATANILLA REEF AT AQUARINA LOT 4-B

Tax Acct: 3013068

Tax ID: 29-38-36-WI-0000b.0-0004.00

Tax Year: 2017

Homestead: No

P.U.D.: Yes

Deed: Yes

Restrictions:

Zoning: Residential
Road Asphalt Road
Surface:



Presented by
Renee Winkler
Treasure Coast Sotheby's Intl
321-302-1049
rwinkler@tcsir.com
<http://www.reneewinkler.tcsir.com>

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

801088 Active Residential

7452 Matanilla Reef Way, Melbourne Beach, FL 32951

\$649,900



Area: 385 - South Beaches **County:** Brevard
Subd/Condo: Matanilla Reef at Aquarina **General County Loc:** South
Res Sub-Type: Single Family Detached **Bedrooms:** 4
Waterfront: No **Baths - Total:** 3.1
Land Site Desc.: Golf Course **Baths - Full:** 3
Dwelling View: Golf; View - West **Baths - Half:** 1
Lot Dimensions: 50x131 **Split Bedroom:** Yes
List Price/SqFt: \$229.08 **SqFt - Living:** 2,837
Acreage: 0.16 **SqFt - Total:** 3,542
Lot SqFt: 6,550 **Year Built:** 0
Furnished: None **Fireplace:** No
Parking: Total Garage Spaces: 2; 2 Car Attchd Garage **Pool - Private:** No
Home Warranty: Yes **Pool - Community:** No
Property Status: Standard **Front Door Faces:** E
Fixer Upper: No **Sold-As-Is:** No
Close Date:

Narrative: Stunning Guana Cay is one of the available floor plans to be constructed in South Brevard's newest community, Matanilla Reef. Located in Aquarina Beach & Country Club, it's an enclave of beautiful Mediterrean style homes. Great location in this golf and tennis community with ocean to river access and amenities. Close walk to Beach Club & Ocean Access. Options, pool, premiums and upgrades available, additional charges may apply.

Directions: Aquarina is located approx. 5 minutes north of the Sebastian Inlet or 7 miles south of Publix at Driftwood Plaza. The sales office is on the west side of A1A.

Family Room	15 X 13	Kitchen	13 X 9	Bedroom 4	13 X 11
Dining Room	13 X 19	Master Bedroom	16'8 X 14		
		Bedroom 2	20 X 14		
		Bedroom 3	13 X 11		

FEATURES

Interior Features: Kitchen - Eat In; Kitchen - Island; Living/Dining Combo; Pantry; Pantry - Walk-in
Exterior Features: Balcony - Unscreened; Custom Extr Lighting; Deck; Patio - Unscreened; Porch - Unscreened
Utilities: Cable Available; City Water; Sewer or Septic: Sewer; Underground **Cooling:** Central; Electric **Heat:** Central; Electric **Water Heater:** Electric
Equipment/Appliances: Dishwasher; Disposal; Range - Electric; Refrigerator
Style: 2 Story **Master BD/BT:** Double Sinks; Double Vanity; Exterior Bath
Construction: Combination; Concrete Block; Frame - Wood **Rooms:** Family Room; Laundry
Exterior Finish: Painted; Stucco **Financing-Owner Will Consider:** Cash; Conventional
Roof: Concrete; Tile **Possession:** Other - Call Agent
Floor: Carpet; Ceramic Tile; Wood **Showing:** To Be Yes
Lot Description: County; Golf Course; Paved Street; Private Road; Sidewalks
Description: Unit **Constructed:** Meas. From: Other
Description: Dwelling View: Golf; View - West **55+ Community:** No
HOA Fees: HOA Amt: \$344.00 HOA Frequency: Monthly HOA Amt #2: \$891.71 HOA Frequency #2: Quarterly
HOA Home Owners: HOA Home Owners Mandatory
Community Fees: No **Gated Community:** Yes
Other Fees: **Pet Restrictions:** 41 - 50 lbs; Cat; Dog; Total # of Pets: 2
Assoc Fee Incl: Common Taxes; Insurance; Lawn-Landscaping; Maint - Common Area; Maintenance-Exterior; Management; Pest Control; Reserve Fund; Roof Replacement; Security
Common Amenities: Bike Trail; Clubhouse/Rec Room; Fishing Pier; Jogging Trail; Ocean Access; Sauna; Water Access
Security/Safety: Card Entry; Gated; Smoke/CO Detector; Other - Call Agent
Water Amenities: Boat Ramp; Community Dock; Waterfront Community; Other - Call Agent
Elementary School: Gemini
Middle School: Hoover
High School: Melbourne
Docs on File: HOA - Condo Docs; Q/A Sheet
Green Energy Feature: Sprayfoam Insulation - Attic
Green Landscaping: Fl. Friendly/Native Landscape
Green Water Features: High Eff (low flow) Toilet

Legal Desc: MATANILLA REEF AT AQUARINA LOT 3 BLK B

Tax Acct: 3013067

Tax ID: 29-38-36-WI-0000b.0-0003.00

Tax Year: 2017

Homestead: No

P.U.D.: Yes

Deed Restrictions: Yes

Zoning: Residential
Road Asphalt Road
Surface:



Presented by
Renee Winkler
Treasure Coast Sotheby's Intl
321-302-1049
rwinkler@tcsir.com
<http://www.reneewinkler.tcsir.com>

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

801090 Active Residential

7462 Matanilla Reef Way, Melbourne Beach, FL 32951

\$649,900



Area: 385 - South Beaches
Subd/Condo: Matanilla Reef at Aquarina
Res Sub-Type: Single Family Detached
Waterfront: No
Land Site Desc.: Golf Course
Dwelling View: Golf; View - West
Lot Dimensions: 50x121
List Price/SqFt: \$231.61
Acreage: 0.14
Lot SqFt: 6,050
Furnished: None
Parking: Total Garage Spaces: 2; 2 Car Attchd Garage
Home Warranty: Yes
Property Status: Standard
Fixer Upper: No
Close Date:

County: Brevard
General County Loc: South
Bedrooms: 4
Baths - Total: 2.1
Baths - Full: 2
Baths - Half: 1
Split Bedroom: Yes
SqFt - Living: 2,806
SqFt - Total: 3,752
Year Built: 0
Fireplace: No None
Pool - Private: No
Pool - Community: No
Front Door Faces: E
Sold-As-Is: No

Narrative: Stunning Spanish Cay is one of the available floor plans to be constructed in South Brevard's newest community, Matanilla Reef. Located in Aquarina Beach & Country Club, it's an enclave of beautiful Mediterranean style homes. Great location in this golf and tennis community with ocean to river access and amenities. Close walk to Beach Club & Ocean Access. Options, pool, premiums and upgrades available, additional charges may apply.

Directions: Aquarina Country Club is located approximately 5 minutes north of the Sebastian Inlet or 7 miles South of Publix at Driftwood Plaza Melbourne Beach Sales office is on the west side of A1A.

Living Room	15X13	Kitchen		19X13	Bedroom 4	Bedroom 4	16'10X13
Dining Room	13X9	Master Bedroom		16'8X14	Porch	Entry Porch	13X9
		Bedroom 2	Bedroom 2	Guest room with en suite bath	20X14	Balcony off bedrooms 3 and 4	35X8
		Bedroom 3	Bedroom 3		16'10X13	Balcony shared	13X9
						Patio	Covered patio off master suite
							35X8

FEATURES

Interior Features: Breakfast Bar; Closet - Walk-Ins; Kitchen - Island; Living/Dining Combo; Open Floor Plan; Pantry - Walk-in
Exterior Features: Balcony - Side; Balcony - Unscreened; Patio - Unscreened; Porch - Unscreened
Utilities: City Water; City Water Available; Electric; Sewer Available; Sewer or Septic: Sewer; Telephone
Cooling: Central; **Electric Heat:** Central;
Electric Water Heater: Electric
Equipment/Appliances: Dishwasher; Disposal; Range - Electric; Refrigerator
Style: 2 Story
Construction: Combination; Concrete Block; Frame - Wood
Exterior Finish: Stucco; Other - Call Agent
Roof: Concrete; Tile
Floor: Carpet; Ceramic Tile; Wood
Lot County; East of US1; Golf Course; Paved Street; Sidewalks
Description:
Unit
Description:
Dwelling View: Golf; View - West
HOA Fees: HOA Amt: \$344.00 HOA Frequency: Monthly HOA Amt #2: \$891.71
 HOA Frequency #2: Quarterly
 HOA Home Owners Mandatory
HOA Home
Owners:
Community No
Fees:
Other Fees:
Assoc Fee Incl: Common Taxes; Lawn-Landscaping; Maint - Common Area;
 Maintenance-Exterior; Management; Pest Control; Roof Replacement;
 Security; Other - Call Agent
Common
Amenities: Bike Trail; Clubhouse/Rec Room; Exercise Room; Fishing Pier;
 Jogging Trail; Ocean Access; Sauna; Water Access; Other - Call Agent
Security/Safety: Gated
Water
Amenities: Boat Ramp; Community Dock; Waterfront Community
Elementary Gemini
School:
Middle School: Hoover
High School: Melbourne

Master BD/BT: Double Sinks; Double Vanity; Ground Floor; His/Hers Closet; Shower; Tub; Walk-in Closet
Rooms: Great Room; Laundry
Financing-Owner Will Consider: Cash; Conventional
Possession: Closing
Showing:
To Be Constructed: Yes
Meas. From: Other
55+ Community: No
Gated Community: Yes
Pet Restrictions: 41 - 50 lbs; No Dangerous Breeds; Cat; Dog; Total # of Pets: 2; Other - Call Agent
Rental Restrictions: Architectural Apprvl; Other - Call Agent
Management: 3 Months Minimum
Docs on File: Association; Developer; Offsite Professional; Onsite Professional
 HOA - Condo Docs; Q/A Sheet; Other - Call Agent
Green Energy Feature: Sprayfoam Insulation - Attic
Green Landscaping: Fl. Friendly/Native Landscape
Green Water Features: High Eff (low flow) Toilet

Legal Desc: Matanilla Reef at Aquarina Lot B-2

Tax Acct: 2959974

Tax ID: 29-38-36-Qo-00000.0-03i2.00
P.U.D.: Yes

Tax Year: 2017
Homestead: No

Deed Yes
Restrictions:
Zoning: Residential
Road Asphalt Road
Surface:



Presented by
Renee Winkler
Treasure Coast Sotheby's Intl
321-302-1049
rwinkler@tcsir.com
<http://www.renewinkler.tcsir.com>

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

806966 Active Residential

404 Ocean Ave, Melbourne Beach, FL 32951

\$729,900



Area: 384-Indialantic/Melbourne Beach
Subd/Condo: GRAVES PLAT OF MELBOURNE BEACH
Res Sub-Type: Single Family Detached
Waterfront: No
Land Site Desc.:
Dwelling View: Garden; View - East; View - North; View - South; View - West
Lot Dimensions: 45x150
List Price/SqFt: \$221.18
Acreage: 0.15
Lot SqFt: 6,750
Furnished: None
Parking: Total Garage Spaces: 2; 2 Car Attchd Garage
Home Warranty: Yes
Property Status: Standard
Close Date:

County: Brevard
General County: South
Loc:
Bedrooms: 4
Baths - Total: 3.1
Baths - Full: 3
Baths - Half: 1
Split Bedroom: Yes
SqFt - Living: 3,300
SqFt - Total: 4,380
Year Built: 0
Fireplace: No
Pool - Private: No
Pool - Community: No
Front Door Faces: W
Sold-As-Is: No

Narrative: Avenues of Melbourne Beach - NOW PRE-SELLING new luxury single family homes in the heart of Melbourne Beach. Modern West Indies style home offering all high-end finishes and touches of new construction combined with a casual layout and plenty of outdoor spaces plus a 2-car garage. One of the larger floor plans offering an open concept on the 1st. floor incl. chef's kitchen, living and dining area opening to a covered porch, study/lounge and a guest bedroom with en-suite bath. 2nd floor is featuring a master suite leading to private balcony with sundeck, second guest bedroom with en-suite bath incl. balcony and study/lounge plus spacious guest suite on top of 2-car garage. Options such as pools and upgrades are available. Additional charge may apply. Quality construction by local builder.

Directions: From 192 south on A1A at the traffic light turn west on Ocean Ave. and development is on the left.

Family Room	open floor plan - great room	20X17 Kitchen	18X11 Other Room	study/ lounge first floor	12X12
Dining Room	open concept	15X13 Master Bedroom	18X13 Other Room	study/lounge second floor	10X12
		Bedroom 2	second floor	14X12 Other Room	guest suite
		Bedroom 3	second floor	13X12	20X15

FEATURES

Interior Features: Kitchen - Island; Living/Dining Combo; Open Floor Plan; Pantry; Other - Call Agent
Exterior Features: Balcony - Side; Balcony - Unscreened; Breezeway; Courtyard; Patio - Unscreened; Porch - Unscreened; Sprinkler - City; Storm Shutters; Other - Call Agent
Utilities: Cable Available; City Water; Electric; Sewer or Septic: Sewer; Underground **Cooling:** Central; Electric; Multi-Zone **Heat:** Central; Electric; Multi-Zoned **Water Heater:** Electric
Equipment/Appliances: Garage Door Opener; Laundry-Hookup; Other - Call Agent
Style: 2 Story
Construction: Combination; Concrete Block
Exterior Finish: Painted; Stucco; Other - Call Agent
Roof: Concrete; Tile
Floor: Carpet; Ceramic Tile; Wood
Lot Description: City; East of US1; Historic Area; Paved Street; Sidewalks
Unit Description: End Unit
Dwelling View: Garden; View - East; View - North; View - South; View - West
HOA Fees: HOA Amt: \$444.00 HOA Frequency: Monthly
HOA Home Owners: HOA Home Owners Mandatory
Community Fees: No
Other Fees:
Assoc Fee Incl: Common Taxes; Insurance; Lawn-Landscaping; Maint - Common Area; Pest Control; Reserve Fund; Roof Replacement
Common Amenities:
Security/Safety: Smoke/CO Detector; Other - Call Agent
Water Amenities:
Elementary School: Gemini
Middle School: Hoover
High School: Melbourne

Master BD/BT: Double Vanity; Ground Floor; His/Hers Closet; Shower; Tub; Walk-in Closet; Other - Call Agent
Rooms: Great Room; Guest Suite; Laundry; Loft; Office/Library; Other - Call Agent
Financing-Owner Will Consider: Cash; Conventional
Possession: Closing
Showing: To Be Yes
Constructed: Meas. From: Other
55+ Community: No
Gated Community: No
Pet Restrictions: 31 - 40 lbs; Total # of Pets: 1; Other - Call Agent
Restrictions: Other - Call Agent
Rental Restrictions: 3 Months Minimum; Other - Call Agent
Management: Association
Docs on File: Other - Call Agent
Green Energy Feature: Programmable Thermostat; Sprayfoam Insulation - Attic
Green Landscaping: Fl. Friendly/Native Landscape
Green Water Features: High Eff (low flow) Toilet

Legal Desc: Lot 4 - Graves Plat of Melbourne Beach Lots 23 & W 10 FT of Lot 24 BLK I

Tax Acct: 3038250

Deed Restrictions: Yes

Homestead: No

Road Surface: Asphalt Road



Presented by

Renee Winkler

Treasure Coast Sotheby's Intl

321-302-1049

rwinkler@tcsir.com

<http://www.reneewinkler.tcsir.com>

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

807024 Closed Residential

408 Ocean Ave, Melbourne Beach, FL 32951

LP:\$751,000 SP:\$751,000



Area: 384-Indialantic/Melbourne Beach
Subd/Condo: GRAVES PLAT OF MELBOURNE BEACH
Res Sub-Type: Single Family Detached
Waterfront: No
Land Site Desc.:
Dwelling View: Garden; View - East; View - North; View - South; View - West
Lot Dimensions: 48x150
List Price/SqFt: \$246.07
Sold Price/SqFt: \$246.07
Acreage: 0.43
Lot SqFt: 18,731
Furnished: None
Parking: Total Garage Spaces: 2; 2 Car Attchd Garage
Home Warranty: Yes
Property Status: Standard
Close Date: 09/07/2018

County: Brevard
General County: South
Loc:
Bedrooms: 3
Baths - Total: 3.1
Baths - Full: 3
Baths - Half: 1
Split Bedroom: Yes
SqFt - Living: 3,052
SqFt - Total: 4,320
Year Built: 0
Fireplace: No
Pool - Private: No
Pool - Community: No
Front Door Faces: W
Sold-As-Is: No

Narrative: Avenues of Melbourne Beach - NOW PRE-SELLING new luxury single family homes in the heart of Melbourne Beach. Modern West Indies style home offering all high-end finishes and touches fo new construction combined with a casual layout and plenty of outdoor spaces plus a 2-car garage. One of the larger floor plans offering on the 1st floor an open concept including chef's kitchen, living & dining area opening to a covered porch, study/lounge and a guest bedroom with en-suite bath. 2nd floor is featuring a master suite leading out to private balcony with sundeck, second guest bedroom with en-suite bath incl. balcony and study/lounge. Options such as pools and upgrades are available, additional charge may apply. Quality construction by local builder specializing in beachside properties.

Directions: From 192 head south on A1A, at the traffic light turn west onto Ocean Avenue, development is on the left.

Family Room	open floor plan - great room	19X17 Kitchen		14X14 Other Room	study/ lounge first floor	13X13
Dining Room	open concept	15X13 Master Bedroom	second floor	19X13 Other Room	study/lounge second floor	13X13
		Bedroom 2	first floor	12X11		
		Bedroom 3	second floor	12X13		

FEATURES

Interior Features: Kitchen - Eat In; Kitchen - Island; Living/Dining Combo; Open Floor Plan; Pantry; Other - Call Agent

Exterior Features: Balcony - Side; Balcony - Unscreened; Breezeway; Courtyard; Deck; Patio - Unscreened; Porch - Unscreened; Sprinkler - City; Other - Call Agent

Utilities: Cable Available; City Water; Electric; Sewer or Septic: Sewer; Underground **Cooling:** Central; Electric; Multi-Zone **Heat:** Central; Electric; Multi-Zoned **Water Heater:** Electric

Equipment/Appliances: Garage Door Opener; Laundry-Hookup; Other - Call Agent

Style: 2 Story
Construction: Combination; Concrete Block
Exterior Finish: Painted; Stucco; Other - Call Agent
Roof: Concrete; Tile
Floor: Carpet; Tile; Wood
Lot: City; East of US1; Historic Area; Paved Street; Sidewalks

Description:
Unit: Inside Unit
Description:
Dwelling View: Garden; View - East; View - North; View - South; View - West

HOA Fees: HOA Amt: \$444.00 HOA Frequency: Monthly
HOA Home: HOA Home Owners Mandatory

Owners:
Community: No

Fees:
Other Fees:
Assoc Fee Incl: Common Taxes; Insurance; Lawn-Landscaping; Maint - Common Area; Pest Control; Reserve Fund; Roof Replacement

Common Amenities:
Security/Safety: Smoke/CO Detector; Other - Call Agent

Water Amenities:
Elementary School: Gemini
Middle School: Hoover
High School: Melbourne

Master BD/BT: Double Vanity; His/Hers Closet; Shower; Tub; Walk-in Closet
Rooms: Great Room; Laundry; Loft; Office/Library; Other - Call Agent
Financing-Owner Will Consider: Cash; Conventional

Possession: Closing
Showing:
To Be Constructed: Yes
Meas. From: Other
55+ Community: No
Gated Community: No
Pet Restrictions: 31 - 40 lbs; Total # of Pets: 1; Other - Call Agent

Restrictions: Architectural Apprvl; Other - Call Agent
Rental Restrictions: 3 Months Minimum; Other - Call Agent
Management: Association
Docs on File: Other - Call Agent
Green Energy Feature: Programmable Thermostat; Sprayfoam Insulation - Attic
Green Landscaping: Fl. Friendly/Native Landscape
Green Water Features: High Eff (low flow) Toilet

Legal Desc: GRAVES PLAT OF MELBOURNE BEACH LOTS 21,22 & E 26 FT OF LOT 20 BLK I

Tax Acct: [2847395](#)

Tax ID: 28-38-07-Fw-
0000i.0-0020.00

Tax Year: 2017
Homestead: No

Taxes: \$3,992.14

Deed Yes
Restrictions:
Road Asphalt Road
Surface:



Presented by
Renee Winkler
Treasure Coast Sotheby's Intl
321-302-1049
rwinkler@tcsir.com
<http://www.reneewinkler.tcsir.com>

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

807027 Closed Residential

410 Ocean Ave, Melbourne Beach, FL 32951

LP:\$729,900 SP:\$729,900



Area: 384-Indialantic/Melbourne Beach
Subd/Condo: GRAVES PLAT OF MELBOURNE BEACH
Res Sub-Type: Single Family Detached
Waterfront: No
Land Site Desc.:
Dwelling View: Garden; View - East; View - North; View - South; View - West
Lot Dimensions: 45x150
List Price/SqFt: \$221.18
Sold Price/SqFt: \$221.18
Acreage: 0.43
Lot SqFt: 18,731
Furnished: None
Parking: Total Garage Spaces: 2; 2 Car Attchd Garage
Home Warranty: Yes
Property Status: Standard
Fixer Upper: No
Close Date: 07/06/2018

County: Brevard
General County: South
Loc:
Bedrooms: 4
Baths - Total: 3.1
Baths - Full: 3
Baths - Half: 1
Split Bedroom: Yes
SqFt - Living: 3,300
SqFt - Total: 4,380
Year Built: 0
Fireplace: No
Pool - Private: No
Pool - Community: No
Front Door Faces: W
Sold-As-Is: No

Narrative: Avenues of Melbourne Beach - NOW PRE-SELLING new luxury single family homes in the heart of Melbourne Beach. Modern West Indies style home offering all high-end finishes and touches of new construction combined with a casual layout and plenty of outdoor spaces plus a 2-car garage. One of the larger floor plans offering an open concept on the 1st. floor incl. chef's kitchen, living and dining area opening to a covered porch, study/lounge and a guest bedroom with en-suite bath. 2nd floor is featuring a master suite leading to private balcony with sundeck, second guest bedroom with en-suite bath incl. balcony and study/lounge plus spacious guest suite on top of 2-car garage. Options such as pools and upgrades are available. Additional charge may apply. Quality construction by local builder.

Directions: From 192 head south on A1A, at the traffic light turn west onto Ocean Avenue, development is on the left.

Family Room	open floor plan - great room	20X17 Kitchen		18X11 Other Room	study/ lounge first floor	12X12
Dining Room	open concept	15X13 Master Bedroom	first floor	18X13 Other Room	lounge area second floor	10X12
		Bedroom 2	second floor	14X12 Other Room	guest suite	20X15
		Bedroom 3	second floor	13X12		

FEATURES

Interior Features: Kitchen - Island; Living/Dining Combo; Open Floor Plan; Pantry; Other - Call Agent
Exterior Features: Balcony - Side; Balcony - Unscreened; Breezeway; Courtyard; Patio - Unscreened; Porch - Unscreened; Sprinkler - City; Storm Shutters; Other - Call Agent
Utilities: Cable Available; City Water; Electric; Sewer or Septic: Sewer; Underground **Cooling:** Central; Electric; Multi-Zone **Heat:** Central; Electric; Multi-Zoned **Water Heater:** Electric
Equipment/Appliances: Garage Door Opener; Laundry-Hookup; Other - Call Agent
Style: 2 Story
Construction: Combination; Concrete Block
Exterior Finish: Painted; Stucco; Other - Call Agent
Roof: Concrete; Tile
Floor: Carpet; Tile; Wood
Lot Description: City; East of US1; Historic Area; Paved Street; Sidewalks
Unit Description: End Unit
Dwelling View: Garden; View - East; View - North; View - South; View - West
HOA Fees: HOA Amt: \$200.00 HOA Frequency: Monthly
HOA Home Owners: HOA Home Owners Mandatory
Community Fees: No
Other Fees:
Assoc Fee Incl: Common Taxes; Lawn-Landscaping; Other - Call Agent
Master BD/BT: Double Vanity; His/Hers Closet; Shower; Tub; Walk-in Closet
Rooms: Great Room; Guest Suite; Laundry; Loft; Office/Library; Other - Call Agent
Financing-Owner Will Consider: Cash; Conventional
Possession: Closing
To Be Constructed: Yes
Meas. From: Other
55+ Community: No
Gated Community: No
Pet Restrictions: 31 - 40 lbs; Total # of Pets: 1; Other - Call Agent
Restrictions: Architectural Apprvl; Other - Call Agent
Rental Restrictions: 3 Months Minimum; Other - Call Agent
Management: Association
Docs on File: Other - Call Agent
Green Energy Feature: Programmable Thermostat; Sprayfoam Insulation - Attic
Green Landscaping: Fl. Friendly/Native Landscape
Green Water Features: High Eff (low flow) Toilet
Common Amenities:
Security/Safety: Smoke/CO Detector; Other - Call Agent
Water Amenities:
Elementary School: Gemini
Middle School: Hoover
High School: Melbourne

Legal Desc: GRAVES PLAT OF MELBOURNE BEACH LOTS 21,22 & E 26 FT OF LOT 20 BLK I

Tax Acct: [2847395](#)

Tax ID: 28-38-07-Fw-
0000i.0-0020.00

Tax Year: 2017

Homestead: No

Taxes: \$3,992.14

Deed Yes

Restrictions:

Zoning: Residential

Road Asphalt Road

Surface:



Presented by

Renee Winkler

Treasure Coast Sotheby's Intl

321-302-1049

rwinkler@tcsir.com

<http://www.reneewinkler.tcsir.com>

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

784335 Active Residential

200 River Dr, Melbourne Beach, FL 32951

\$799,900



Area:	385 - South Beaches	County:	Brevard
Subd/Condo:	BEL VISTA	General County	South
Res Sub-Type:	Single Family Detached	Loc:	
Waterfront:	Yes	Bedrooms:	3
Waterfront Type:	Canal Non Navigation; Indian River	Baths - Total:	2.1
Land Site Desc.:	Vacant Coastal Lot	Baths - Full:	2
Waterfront Footage:	380	Baths - Half:	1
Dwelling	Canal; River; Waterfront View Direction: SW	Split Bedroom:	Yes
Waterview:		SqFt - Living:	2,823
Dwelling View:	Preserve; View - North; View - South; View - West	SqFt - Total:	4,123
Lot Dimensions:	380X101	Year Built:	2018
List Price/SqFt:	\$283.35	Fireplace:	No
Acreage:	0.88	Pool - Private:	No
Lot SqFt:	38,333	Pool - Community:	No
Furnished:	None	Front Door Faces:	S
Parking:	Total Garage Spaces: 3; 3 Car Attchd Garage	Sold-As-Is:	Yes
Home Warranty:	Yes		
Property Status:	Standard		
Close Date:			

Narrative: NEW CUSTOM (TBB) Orleans model on Lot 3 in the gated, pristine riverfront community of Bel Vista, south Melbourne Beach. 3 bedroom, 2.5 bath, 3 car garage. Surrounded by nature, the Orleans model, 4123 SqFt, blends perfectly with the natural surroundings of the Indian River and Hog Point Preserve. Enjoy your 1 acre tract opening many possibilities for additional customizing and landscaping. The Orleans features a metal roof with peel and stick waterproofing membrane(150 mph wind), low E impact rated windows, 8' entry door, 10' ceilings, custom wood cabinets, quartz counter tops...(see documents). Don't miss the opportunity to own in private Bel Vista with its beautiful Indian River sunsets and easy (2.5 block) beach access. And there is a planned shared pier with lots 1-3.

Directions: A1A south of Mel Beach Publix 2.5mi. Right on Atlantic Dr. 1st Left on Palm Dr. to 1st Right on River Dr. to the end (cul d sac). Call for gate code.

FEATURES

Interior Features: Ceiling Fan(s); Closet - Walk-Ins; Kitchen - Island; Laundry Tub; Living/Dining Combo; Open Floor Plan; Pantry - Walk-in
Exterior Features: Balcony - Unscreened; Deck; Sprinkler - Well; Storm Shutters; Well - Private
Utilities: Cable Available; Electric; Sewer or Septic: Septic Aerobic; Telephone; Underground; Well Water **Cooling:** Central; Electric **Heat:** Central; Electric **Water Heater:** Electric; Propane
Equipment/Appliances: Dishwasher; Disposal; Microwave-Built-in; Oven-Convection; Water Softener-Owned; Other - Call Agent
Style: 2 Story **Master BD/BT:** Double Sinks; Double Vanity; Ext Bdrm Door/Slider; His/Hers Closet; Shower; Tub; Walk-in Closet
Construction: Combination; Concrete Block **Rooms:** Bonus Room; Florida Room; Great Room; Jack and Jill Bath; Laundry
Exterior Finish: Painted; Stucco **Financing-Owner Will Consider:** Cash; Conventional; Wrap-Around
Roof: Membrane; Metal **Possession:** Other - Call Agent
Floor: Carpet; Tile; Other - Call Agent **Showing:** Use CSS Scheduler
Lot County; Cul-de-Sac; Irregular **To Be Constructed:** Yes
Description: **Meas. From:** Agent Measure
Unit **55+ Community:** No
Description: **Gated Community:** Yes
Dwelling View: Preserve; View - North; View - South; View - West **Restrictions:** Architectural Apprvl
HOA Fees: HOA Amt: \$800.00 HOA Frequency: Yearly **Rental Restrictions:** 1 Year Minimum
HOA Home Owners: HOA Home Owners Mandatory **Green Energy Feature:** Radiant Barrier
Community No **Universal Design:** No Steps on First Floor
Fees:
Other Fees:
Assoc Fee Incl: Maint - Common Area; Other - Call Agent
Common Fishing Pier; Ocean Access; Water
Amenities: Access
Security/Safety: Gated; Smoke/CO Detector
Pool Features: Other - Call Agent
Water Community Dock; Riparian Rights;
Amenities: Waterfront Community
Elementary School: Gemini
Middle School: Hoover
High School: Melbourne

Legal Desc: BEL VISTA LOT 3

Tax Acct: 2961441

Plat Book #: 46/ 52

Tax ID: 29-38-10-26-00000.0-0003.00
P.U.D.: No

Tax Year: 2018
Equitable Interest: Yes
Homestead: No

Taxes: \$1,358

Deed Yes
Restrictions:
Zoning: 0010 - Vacant R
Road Gravel Road
Surface:



Presented by
Renee Winkler
Treasure Coast Sotheby's Intl
321-302-1049
rwinkler@tcsir.com
<http://www.reneewinkler.tcsir.com>

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

784407 Active Residential

210 River Dr, Melbourne Beach, FL 32951

\$858,900



Area:	385 - South Beaches	County:	Brevard
Subd/Condo:	BEL VISTA	General County	South
Res Sub-Type:	Single Family Detached	Loc:	
Waterfront:	Yes	Bedrooms:	3
Waterfront Type:	Canal Non Navigation	Baths - Total:	3.1
Land Site Desc.:	Vacant Coastal Lot	Baths - Full:	3
Waterfront Footage:	350	Baths - Half:	1
Dwelling	Canal; River; Waterfront View Direction: SW	Split Bedroom:	Yes
Waterview:		SqFt - Living:	2,916
Dwelling View:	Preserve; View - North; View - South; View - West	SqFt - Total:	4,556
Lot Dimensions:		Year Built:	2019
List Price/SqFt:	\$294.55	Fireplace:	No
Acreage:	1.45	Pool - Private:	No
Lot SqFt:	63,162	Pool - Community:	No
Furnished:	None	Front Door Faces:	S
Parking:	Total Garage Spaces: 3; 3 Car Attchd Garage	Sold-As-Is:	No
Home Warranty:	Yes		
Property Status:	Standard		
Fixer Upper:	No		
Close Date:			

Narrative: NEW CUSTOM (TBB) Charleston model on Lot 2 in gated, pristine riverfront Bel Vista of South Melbourne Beach. 3 bedroom, 3 bath, 3 car garage. Surrounded by the Indian River and Hog Point Preserve, the custom Charleston is 4556 Sqft blending perfectly with the natural surroundings. Enjoy your 1+ acre tract opening many possibilities for customizing and landscaping. Also included is a shared pier (TBB) into the Indian River. The Charleston features a metal roof (150 mph wind), low E impact rated windows, 8' entry door, 10' ceilings, custom wood cabinets, quartz counter tops (see detail document). And outstanding river views all in a Key West Style. Don't miss the opportunity to be a part Bel Vista community with its beautiful Indian River sunsets and easy (2.5 block) beach access.

Directions: A1A south 2.5mi of Melbourne Beach Publix . Right on Atlantic Dr. 1st Left on Palm Dr. to 1st Right on River Dr. to the end (cul d sac). Call for gate code.

FEATURES

Interior Features: Breakfast Nook; Ceiling Fan(s); Ceilings-Ctdrl/Vault; Closet - Walk-Ins; Elevator Private; Kitchen - Island; Open Floor Plan; Pantry - Walk-in

Exterior Features: Balcony - Unscreened; Deck; Sprinkler - Well; Well - Private; Other - Call Agent

Utilities: Cable Available; Electric; Sewer or Septic: Septic Aerobic; Telephone; Well Water **Cooling:** Central; Electric **Heat:** Central; Electric **Water Heater:** Electric

Equipment/Appliances: Cook Top; Dishwasher; Disposal; Microwave; Oven-Convection; Water Treatment Sys

Style: 2 Story **Master BD/BT:** Double Sinks; Ground Floor; His/Hers Closet; Shower; Tub; Walk-in Closet

Construction: Combination; Concrete Block

Exterior Finish: Painted; Stucco

Roof: Membrane; Metal

Floor: Carpet; Tile

Lot County; Cul-de-Sac; Flag; Irregular; Private

Description: Road

Unit

Description:

Dwelling View: Preserve; View - North; View - South; View - West

HOA Fees: HOA Amt: \$800.00 HOA Frequency: Yearly

HOA Home Owners: HOA Home Owners Mandatory

Community Fees: No

Other Fees:

Common Amenities:

Fishing Pier; Water Access

Security/Safety:

Gated; Smoke/CO Detector

Pool Features: Other - Call Agent

Water Amenities: Community Dock; Riparian Rights;

Waterfront Community

Elementary School: Gemini

Middle School: Hoover

High School: Melbourne

Legal Desc: BEL VISTA LOT 2

Tax Acct: 2961440

Plat Book #: 46/ 52

Tax ID: 29-38-10-26-00000.0-0002.00

P.U.D.: No
Deed Yes

Tax Year: 2018

Equitable Interest: Yes

Homestead: Yes

Free and Clear: Yes

Taxes: \$1,365

Restrictions:
Zoning: AE



Presented by
Renee Winkler
Treasure Coast Sotheby's Intl
321-302-1049
rwinkler@tcsir.com
<http://www.reneewinkler.tcsir.com>

Information is deemed to be reliable, but is not guaranteed. © 2018 [MLS](#) and [FBS](#). Prepared by Renee Winkler on Monday, November 12, 2018 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.