1 - Residential

		Price / Status / MLS #	Res Sub- Type	Property Status	Area	City	Subdivision/Condo Name	SqFt - Living	SqFt - Total		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	Second Second	\$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	P and a	\$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	AR	\$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	<u>,</u> RP	\$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	AR	\$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	, RP	\$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	R	\$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- Indialantic/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	THE REAL PROPERTY IN	\$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	11	15 Enclave Ave, Indian Harbour Beach, FL 3293	37	\$699,000
Space Coast 2018	Area: Subd/Condo:	382-Satellite Bch/Indian Harbour Bch None Single Family Detached No : \$241.03 0.18 7,841 None Total Garage Spaces: 2; 2 Car Attchd Garage : Yes	County: General County Loo Bedrooms: Baths - Total: Baths - Full: Baths - Half: Split Bedroom: SqFt - Living: SqFt - Living: SqFt - Total: Year Built: Fireplace: Pool - Private: Pool - Community: Front Door Faces: Sold-As-Is:	Brevard

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 vear!

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:	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											
P												

Legal Desc: ENCLAVE OF INDIAN HARBOUR BEACH LOT 1 Tax Acct: 3015326 Tax 27-37-11-11-00000.0-ID: 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	21	1 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
The APIENS	Land Site Desc.:	CANAL W/ LIMITED ACC	Baths - Full:	3
Space Coast 2018	Dwelling	Canal	Baths - Half:	0
			Split Bedroom:	Yes
	Dwelling View:	View - South	SgFt - Living:	2,919
	Lot Dimensions:		SgFt - 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	Pool - Community	: No
		Garage	Front Door Faces:	Ν
	Home Warranty:	Yes	Sold-As-Is:	No
	Property Status:	Standard	-	
	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	
	Patio - Unscreened; Sprinkler - Well; Ste		
	ailable; Electric; Sewer or Septic: Septic;		Heat: Electric Water Heater: Electric
Equipment/Applia	nces: Dishwasher; Microwave; Oven-Bu	ilt In	
Style:	1 Story	Master BD/BT:	Double Vanity; Ground Floor; Shower; Tub; Walk-in
Construction:	Concrete Block		Closet
Exterior Finish:	Stucco	Rooms:	Great Room; Laundry; Office/Library
Roof:	Tile	Financing-Owner Will	Cash; Conventional
Floor:	Carpet; Ceramic Tile	Consider:	
Lot Description:	Dead End Street; Fruit Trees; Private	Possession:	Closing
	Road	Showing:	
Unit Description:		To Be Constructed:	Yes
Dwelling View:	View - South	Meas. From:	Tax Rolls
HOA Fees:	HOA Amt: \$375.00 HOA Frequency:	55+ Community:	No
	Yearly	Gated Community:	Yes
HOA Home	HOA Home Owners Mandatory	Docs on File:	Survey
Owners:	No		
Community Fees: Other Fees:	NO		
Common			
Amenities:			
Security/Safety:	Gate/Guard		
Water Amenities:	Waterfront Community		
Elementary	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 Equitable Interest: Yes 00.000 Asphalt Road

Road Surface: Homestead:

No

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819711 Active Residential	400 H	lammock Shore Dr, Melbourne Beach, FL 32951	:	\$899,000
Area	: I/Condo:	385 - South Beaches RIVER OAKS AT AQUARINA AQUARINA II P.U.D.	County: General County	Brevaro South
Subo		STAGE 3	Loc:	South
Res	Sub-Type:	Single Family Detached	Bedrooms:	4
Wate	rfront:	No	Baths - Total:	3.1
Land	Site Desc.:	CNSRV/TRACT/BUF FRTG	Baths - Full:	3
📲 📲 📲 🚛 👘 📲 📲 🖬 Dwel	ling	Direct Waterview; River; Waterfront View Direction: W	Baths - Half:	1
D D LODID	rview:		Split Bedroom:	Yes
	ling View:	Garden; Preserve; View - West	SqFt - Living:	3,062
	Dimensions:	91x433	SqFt - Total:	4,886
List F	Price/SqFt:	\$293.6	Year Built:	0
Acre	0	0.93	Fireplace:	No
Lot S	•	40,511		None
	ished:	None	Pool - Private:	Yes
Parki	•	Total Garage Spaces: 3; 3 Car Attchd Garage	Pool -	No
	e Warranty:	Yes	Community:	
•	erty Status:		Front Door Face	s:E
Fixer	r Upper:	No	Sold-As-Is:	No
Clos	e 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 Dining Room	22 X 19 13 X 13.8	Kitchen Master Bedroom Bedroom 2 Bedroom 3	Guest/Study	12 X 17 14.8 X 16.8 13.4 X 12 11 X 12	Bedroom 4	11 X 12

FEATURES

FEATURES			
	s: Closet - Walk-Ins; Kitchen - Eat In; Kitchen - Island; Laundry Tub; P	antry; Pantry - Walk-in	
	es: Sprinkler - Reclaimd; Sprinkler - Well; Storm Shutters		
	Available; City Water; Electric; Fiber Optics; Sewer or Septic: Sewer; U	Inderground Cooling: C	entral; Electric; Multi-Zone Heat:
	Heat Pump; Multi-Zoned Water Heater: Electric		
	liances: Garage Door Opener; Ice Maker Hookup; Laundry-Hookup; C	•	
Style:	2 Story	Master BD/BT:	
	Combination; Concrete Block; Frame - Wood	Rooms:	Great Room; Laundry
Exterior Finish:		Financing-Owner Will	Cash; Conventional
Roof:	Concrete; Tile	Consider:	
Floor:	Carpet; Ceramic Tile	Possession:	Other - Call Agent
Lot	County; Cul-de-Sac; Fld Ins May be Req; Paved Street; Private	Showing:	Ma a
Description:	Road; Sidewalks	To Be Constructed:	Yes
Unit		Meas. From:	Other
Description:	Garden; Preserve; View - West	55+ Community: Gated Community:	No Yes
HOA Fees:	HOA Amt: \$300.00 HOA Frequency: Yearly HOA Amt #2: \$891.71	Pet Restrictions:	No Dangerous Breeds
HOAT CCS.	HOA Frequency #2: Quarterly	Restrictions:	Architectural ApprvI; Fences
HOA Home	HOA Home Owners Mandatory	Rental Restrictions:	6 Months Minimum
Owners:		Management:	Association; Onsite Professional
Community	No	Docs on File:	HOA - Condo Docs; Survey
Fees:		Green Energy	Programmable Thermostat
Other Fees:		Feature:	-3
Assoc Fee Incl:	Maint - Common Area; Management	Green Landscaping:	FI. Friendly/Native Landscape
Common	Clubhouse/Rec Room; Exercise Room; Fishing Pier; Jogging Trail;	Green Water	High Eff (low flow) Toilet; Irrigation -
Amenities:	Putting Green; Sauna; Water Access	Features:	Reclaimed Water
	: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:			
High School:	Melbourne		
-			

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 Yes

Tax Year:2017Equitable Interest:NoHomestead:No

Taxes: \$2,356.44

P.U.D.:

DeedYesRestrictions:KesZoning:RESRoadAsphalt RoadSurface:Kes



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827162 Active Residential	203	3 Loggerhead Dr, Melbourne Beach, FL 32951		\$739,900
	Area:	385 - South Beaches	County:	Brevard
Ne.	Subd/Condo:	TURTLE BAY	General County Lo	c: South
	Res Sub-Type:	Single Family Detached	Bedrooms:	4
	Waterfront:	No	Baths - Total:	3.1
	Land Site Desc.:		Baths - Full:	3
	Dwelling Watervie	w:Ocean	Baths - Half:	1
	Dwelling View:	View - East	Split Bedroom:	Yes
	Lot Dimensions:		SgFt - Living:	2,860
the second second second	List Price/SqFt:	\$258.71	SgFt - Total:	3,926
Space Coast 2018	Acreage:	0.42	Year Built:	2018
Space Coasi 2016	Lot SgFt:	18,295	Fireplace:	No
	Furnished:	None	Pool - Private:	No
	Parking:	Total Garage Spaces: 3; 3 Car Attchd Garage	Pool - Community:	
	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

Equipment/App	mances: Disnwasher; Laundry-Hook	cup; microwave-Built-In	; Range - Electric
Style:	2 Story	Master BD/BT:	Double Sinks; Double Vanity; Exterior Bath Door; Ground Floor;
Construction:	Concrete Block		His/Hers Closet; Shower; Tub; Walk-in Closet
Exterior Finish:	: Painted; Stucco	Rooms:	Family Room; Formal Dining Room; Laundry
Roof:	Tile	Financing-Owner	
Floor:	Carpet; Tile	Will Consider:	
Lot	Paved Street; Sidewalks	Possession:	
Description:		Showing:	Use CSS Scheduler
Unit		To Be Constructed:	Yes
Description:		Meas. From:	Tax Rolls
Dwelling View:	View - East	55+ Community:	No
HOA Fees:	HOA Amt: \$145.00 HOA	Gated Community:	Yes
	Frequency: Monthly	Management:	Association
HOA Home	HOA Home Owners Mandatory	Green Certification:	Energy Star Home
Owners:		Green Energy	Energy Star Dishwasher; Energy Star Windows; HVAC SEER 15+
Community	No	Feature:	
Fees:			
Other Fees:			
Assoc Fee Incl:	: Common Taxes; Lawn-		
	Landscaping; Maint - Common		
	Area		
Common	Fishing Pier; Jogging Trail; Tennis		
Amenities:	Courts; Water Access		
Security/Safety	:Gated		
Water	Community Dock		
Amenities:			
Elementary	Gemini		
School:			
Middle School:	Hoover		
High School:	Melbourne		
e			

29-38-03-52-0000a.0-0002.00

Tax Year: 2017 Homestead: No Taxes: \$2,480.07

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801071 Closed Residential	7412 Matanilla	Reef Way, Melbourne Beach, FL 32951	LP:\$649,900 SF	P:\$649,900
	Area:	385 - South Beaches	County:	Brevard
10-4 Mb 4	Subd/Condo:	Matanilla Reef at Aguarina	General County Loo	:South
	Res Sub-Type:	Single Family Detached	Bedrooms:	4
and the second second	Waterfront:	No	Baths - Total:	3.1
the the second	Land Site Desc	::Golf Course	Baths - Full:	3
	Dwelling View:	Golf; View - West	Baths - Half:	1
	Lot Dimension		Split Bedroom:	Yes
	List Price/SqFt	: \$210.6	SqFt - Living:	3,086
	Sold Price/SqF	it: \$210.6	SgFt - Total:	4,351
	Acreage:	0.14	Year Built:	0
	Lot SqFt:	6,250	Fireplace:	No
	Furnished:	None	Pool - Private:	No
Parase Const 2017	Parking:	Total Garage Spaces: 2; 2 Car Attchd Garage	Pool - Community:	No
Space Coast 2017	Home Warranty	y:Yes	Front Door Faces:	E
	Property Statu	s:Standard	Sold-As-Is:	No
	Fixer Upper:	No	-	
	Close Date:	09/21/2018		

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 G Dining Room			Kitchen Master Bedroom Bedroom 2	Guest room w/en suite bath	16	9X13 8X14 0X14	Bedroom 4 Porch	Bedroom 4 Entry Porch	16'10X13'10 13X9
			Bedroom 3	Bedroom 3		0X13'10			
FEATURES			Dealoonito	Bearbein 6	101	0/10/10			
	e: Broakfast F	ar Br	eakfast Nook: Close	t - Walk-Ins; Kitchen - Eat In; I	Kitchon	leland: Liv	/ing/Dining (Combo: Open F	loor Plan
Pantry - Walk-in;		bai, Di	Carlast NOUR, Cluse			isianu, Li		Sombo, Open i	
		Unscre	eened: Deck: Porch	- Unscreened; Sprinkler - Well	l [.] Summe	r Kitchen			
				Sewer Available; Sewer or Se			none Coolin	a: Central: Elec	ctric Heat:
Central; Electric				,		- ,		J,,	
Equipment/App	liances: Dish	washe	er; Disposal; Range	- Electric; Refrigerator					
Style:	2 Story					Master	Doub	le Sinks; Doub	e Vanity;
		; Conc	rete Block; Frame -	Wood		BD/BT:		ver; Tub; Walk-i	
Exterior Finish:						Rooms:		t Room; Laundi	У
	Concrete; Til					Financi		; Conventional	
	Carpet; Tile;					Owner V			
	Corner Lot; C	Jounty	; East of US1; Golf (Course; Irregular; Paved Stree	t	Conside		22	
Description: Unit						Showin	sion: Closi	ng	
Description:						To Be	y. Yes		
Dwelling View:	Golf: View - \	Nest				Constru			
			HOA Frequency: M	onthly HOA Amt #2: \$891.71 F	AOF	Meas. F		r	
			rterly Other Fees Te		10/1	55+	No		
	HOA Home (Commu	nity:		
Owners:			,			Gated	Yes		
Community	Yes					Commu	nity:		
Fees:						Pet		50 lbs; No Dang	
	\$0					Restrict			Pets: 2; Other -
				awn-Landscaping; Maint - Co		–		Agent	
				ent; Pest Control; Reserve Fui	nd; Roof			tectural Apprvl	
Common			urity; Other - Call Ag	ent Fishing Pier; Ocean Access;	Souno	Rental Restrict		nths Minimum	
			er - Call Agent	FISHING FIEL, OCEAN ACCESS,	Sauria,		ment: Asso	ciation	
Security/Safety	Card Entry: (s, ouic Sated:	Smoke/CO Detecto	r				- Condo Docs	
Water				nmunity Dock; Waterfront Com	munity			vfoam Insulation	n - Attic
Amenities:						Feature		,	
	Gemini					Green		iendly/Native L	andscape
School:						Landsca		-	·
Middle School:							0	Eff (low flow) To	oilet
High School:	Melbourne					Feature	s:		

Legal Desc: Matanilla Reef at Aquarina Lot B-7 Tax Acct: 2959974 Tax ID:

 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:ResidentialRoadAsphalt RoadSurface:



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

801082 Active Residential	7422	2 Matanilla Reef Way, Melbourne Beach, FL 329	951	\$649,900
	Area:	385 - South Beaches	County:	Brevard
10-16 Alb A	Subd/Condo:	Matanilla Reef at Aguarina	General County Loo	:South
	Res Sub-Type:	Single Family Detached	Bedrooms:	4
and the second sec	Waterfront:	No	Baths - Total:	2.1
allow the state	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	SgFt - Living:	2,806
	Acreage:	0.14	SgFt - 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
Space Coast 2017	Home Warranty	: Yes	Pool - Community:	No
apade Goast 2017	Property Status	:Standard	Front Door Faces:	Е
	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 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 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 Dining Room	Open floor plan Open to kitchen	15X13 13X9	Kitchen Master Bedroom	Open to dining room	13 X 19 16'8 X 14	Bedroom 4	16'10X13'10
0	•		Bedroom 2 Bedroom 3	en suite bath	20 X 14 16'10 X 13'10		
FFATURES							

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/App	liances: Dishwasher; Disposal; Range - Electric; Refrigerator		
Style:	2 Story	Master	Double Vanity; Ext Bdrm Door/Slider; Exterior
Construction:	Combination; Concrete Block; Frame - Wood	BD/BT:	Bath Door; Ground Floor; His/Hers Closet;
Exterior Finish:	Painted; Stucco		Shower; Tub; Walk-in Closet
Roof:	Concrete; Tile	Rooms:	Great Room; Guest Suite; Laundry
Floor:	Carpet; Ceramic Tile; Wood	Financing-	Cash; Conventional
Lot	County; Golf Course; Historic Area; Paved Street; Private Road;	Owner Will	
Description:	Sidewalks	Consider:	
Unit		Possession:	Other - Call Agent
Description:		Showing:	
Dwelling View:	Golf; View - West	To Be	Yes
HOA Fees:	HOA Amt: \$344.00 HOA Frequency: Monthly HOA Amt #2:	Constructed:	
	\$891.71 HOA Frequency #2: Quarterly	Meas. From:	Other
HOA Home	HOA Home Owners Mandatory	55+	No
Owners:		Community:	
Community	No	Gated	Yes
Fees:		Community:	
Other Fees:		Pet	41 - 50 lbs; Total # of Pets: 2
Assoc Fee Incl:	Common Taxes; Insurance; Irrigation; Lawn-Landscaping; Maint -	Restrictions:	
	Common Area; Maintenance-Exterior; Management; Pest Control;	Restrictions:	Architectural Apprvl
	Reserve Fund; Security; Other - Call Agent	Rental	3 Months Minimum
Common	Bike Trail; Clubhouse/Rec Room; Exercise Room; Fishing Pier;	Restrictions:	
Amenities:	Jogging Trail; Ocean Access; Sauna; Water Access	Management	Association; Developer; Offsite Professional;
	:Card Entry; Gated; Smoke/CO Detector		Onsite Professional
Water	Boat Ramp; Community Dock; Waterfront Community	Docs on File:	HOA - Condo Docs; Q/A Sheet; Survey; Other -
Amenities:			Call Agent
Elementary	Gemini	Green	Programmable Thermostat; Sprayfoam
School:		Energy	Insulation - Attic
Middle School:		Feature:	
High School:	Melbourne	Green	FI. Friendly/Native Landscape
		Landscaping	
			High Eff (low flow) Toilet
		Features:	

Homestead: Assumable: No

No

P.U.D.: Yes Deed Yes **Restrictions:** Zoning: Road Surface:

Residential Asphalt Road

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

801085 Active Residential	7432	2 Matanilla Reef Way, Melbourne Beach, FL 32	951	\$649,900
801085 Active Residential	Area: Subd/Condo: Res Sub-Type: Waterfront: Land Site Desc. Dwelling View: Lot Dimensions List Price/SqFt: Acreage: Lot SqFt: Furnished: Parking:	385 - South Beaches Matanilla Reef at Aquarina Single Family Detached No ::Golf Course Golf; View - West ::50x128 \$229.08 0.13 6,400 None Total Garage Spaces: 2; 2 Car Attchd Garage	951 County: General County Loo Bedrooms: Baths - Total: Baths - Full: Baths - Half: Split Bedroom: SqFt - Living: SqFt - Living: SqFt - Total: Year Built: Fireplace: Pool - Private:	Brevard
Space Coast 2017	Home Warranty Property Status Fixer Upper: Close Date:		Pool - Community: Front Door Faces: Sold-As-Is:	No E 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 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 Dining Room	15 X 13 13 X 9	Kitchen Master Bedroom Bedroom 2 Bedroom 3	Master Suite	13 X 19 16'8 X 14 20 X 14 13 X 11	Bedroom 4 Other Room Porch Patio	Entry porch	13 X 11 X 13'8 X 9 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

Closet Rooms: Family Room; Guest Suite; Laundr Financing- Cash; Conventional Owner Will Consider: Possession: Other - Call Agent Showing: To Be Yes .71 HOA Constructed: Meas. From: Other 55+ No Community: Constructed Yes
Financing- Owner Will Consider: Possession: Other - Call Agent Showing: To Be Yes .71 HOA Constructed: Meas. From: Other 55+ No Community:
Consider: Possession: Other - Call Agent Showing: To Be Yes .71 HOA Constructed: Meas. From: Other 55+ No Community:
Possession: Other - Call Agent Showing: To Be Yes .71 HOA Constructed: Meas. From: Other 55+ No Community:
Showing: To Be Yes .71 HOA Constructed: Meas. From: Other 55+ No Community:
To Be Yes .71 HOA Constructed: Meas. From: Other 55+ No Community:
.71 HOA Constructed: Meas. From: Other 55+ No Community:
Meas. From: Other 55+ No Community:
55+ No Community:
Gated Yes
Community:
Pet 41 - 50 lbs; No Dangerous Breeds
n Area; Restrictions: Cat; Total # of Pets: 2
d; Roof Restrictions: Architectural Apprvl; Other - Call
ean Rental 3 Months Minimum
Restrictions:
Management: Association; Developer; Offsite
Professional: Onsite Professional
Docs on File: HOA - Condo Docs; Q/A Sheet
Green Energy Sprayfoam Insulation - Attic
Feature:
Green FI. Friendly/Native Landscape
Landscaping: Green Water High Eff (low flow) Toilet

Legal Desc: MATANILLA REEF AT AQUARINA LOT 5 -B

Tax Acct: 3013069

Tax ID:

Deed

29-38-36-WI-0000b.0-0005.00 P.U.D.: Yes Yes

2017 Tax Year: Equitable Interest: No Homestead: No

Restrictions:Zoning:ResidentialRoadAsphalt RoadSurface:



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

801086 Pending Residential	7442 Matanilla Reef Way, Melbourne Beach, FL 3	2951	\$649,900
Area: Subd/Con Res Sub-1 Waterfron Land Site Dowelling Lot Dimer List Price/ Acreage: Lot SqFt: Furnished Parking: Home Water	385 - South Beaches do: Matanilla Reef at Aquarina ype: Single Family Detached t: No Desc.:Golf Course //we: Golf; View - East isions:50x147 SqFt: \$231.61 0.16 7,350 I: None Total Garage Spaces: 2; 2 Car Attchd Garage rranty: Yes Status: Standard er: No	County: General County Loo Bedrooms: Baths - Total: Baths - Full: Baths - Half: Split Bedroom: SqFt - Living: SqFt - Total: Year Built: Fireplace: Pool - Private: Pool - Community: Front Door Faces: Sold-As-ls:	Brevard

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.

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

2017

Legal Desc: MATANILLA REEF AT AQUARINA LOT 4-B Tax Acct: 3013068 29-38-36-WI-Tax ID: Tax Year: 0000b.0-0004.00 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

801088 Active Residential	7452	2 Matanilla Reef Way, Melbourne Beach, FL 329	951	\$649,900
Are Su Re Wa Lai Dw Loi Lis Ac Loi Fui Pai Ho	rea: ubd/Condo: es Sub-Type: aterfront: und Site Desc.: welling View: to Dimensions st Price/SqFt: creage: of SqFt:	385 - South Beaches Matanilla Reef at Aquarina Single Family Detached No :Golf Course Golf; View - West :50x131 \$229.08 0.16 6,550 None Total Garage Spaces: 2; 2 Car Attchd Garage	251 County: General County Loo Bedrooms: Baths - Total: Baths - Full: Baths - Half: Split Bedroom: SqFt - Living: SqFt - Total: Year Built: Fireplace: Pool - Private: Pool - Community: Front Door Faces:	Brevard
Fix	xer Upper: lose Date:	No	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 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 Dining Room	15 X 13 13 X 19	Kitchen Master Bedroom	13 X 9 16'8 X 14	Bedroom 4	13 X 11
		Bedroom 2 Bedroom 3	20 X 14 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 Double Sinks; Double Vanity; Exterior Bath Construction: Combination; Concrete Block; Frame - Wood BD/BT: Door; Ground Floor; His/Hers Closet; Shower; Exterior Finish: Painted; Stucco Tub: Walk-in Closet Concrete: Tile Family Room; Laundry Roof: Rooms: Floor: Carpet; Ceramic Tile; Wood Financing-Cash; Conventional Lot County; Golf Course; Paved Street; Private Road; Sidewalks Owner Will **Description:** Consider: Unit Possession: Other - Call Agent **Description:** Showing: Dwelling View: Golf: View - West To Be Yes HOA Amt: \$344.00 HOA Frequency: Monthly HOA Amt #2: **HOA Fees:** Constructed: \$891.71 HOA Frequency #2: Quarterly Other Meas. From: **HOA Home** HOA Home Owners Mandatory 55 +No Community: Owners: Community No Gated Yes Community: Fees: **Other Fees:** Pet 41 - 50 lbs; Cat; Dog; Total # of Pets: 2 Assoc Fee Incl: Common Taxes: Insurance: Lawn-Landscaping: Maint - Common Restrictions: Area; Maintenance-Exterior; Management; Pest Control; Reserve Restrictions: Architectural Apprvl Fund; Roof Replacement; Security 3 Months Minimum Rental Common Bike Trail; Clubhouse/Rec Room; Fishing Pier; Jogging Trail; **Restrictions:** Amenities: Ocean Access; Sauna; Water Access Management: Association; Developer; Offsite Professional; Security/Safety:Card Entry; Gated; Smoke/CO Detector; Other - Call Agent Onsite Professional Water Boat Ramp; Community Dock; Waterfront Community; Other - Call Docs on File: HOA - Condo Docs; Q/A Sheet Amenities: Green Energy Sprayfoam Insulation - Attic Agent Elementary Gemini Feature: School: Green Fl. Friendly/Native Landscape Middle School: Hoover Landscaping: Green Water High Eff (low flow) Toilet High School: Melbourne Features:

Legal Desc: MATANILLA REEF AT AQUARINA LOT 3 BLK B Tax Acct: 3013067
Tax ID: 29-38-36-WI-0000b.0-0003.00
P.U.D.: Yes Deed Yes Restrictions:

Tax Year: 2017 Homestead: No Zoning: Residentiall Road Asphalt Road Surface:



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

801090 Active Residential	7462	2 Matanilla Reef Way, Melbourne Beach, FL 32	951	\$649,900
Spanish Cay	Waterfront: Land Site Desc.	Golf; View - West :50x121 \$231.61 0.14 6,050 None Total Garage Spaces: 2; 2 Car Attchd Garage :Yes	County: General County Loo Bedrooms: Baths - Total: Baths - Full: Baths - Half: Split Bedroom: SqFt - Living: SqFt - Total: Year Built: Fireplace: Pool - Private: Pool - Community: Front Door Faces: Sold-As-Is:	Brevard South 4 2.1 2 1 Yes 2,806 3,752 0 No None No No No No No No No No No 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 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 15	X13 Kitchen		19X13 Bedroom	4 Bedroom 4	16'10X13
Dining Room 13	X9 Master Bedroom		16'8X14 Porch	Entry Porch	13X9
U	Bedroom 2	Bedroom 2 Guest room with en suite bath	20X14 Porch	Balcony off bedrooms 3 and 4	35X8
	Bedroom 3	Bedroom 3	16'10X13 Porch	Balcony shared	13X9
			Patio	Covered patio off master suite	35X8
FEATURES					
		et - Walk-Ins; Kitchen - Island; Living/Dining C		Plan; Pantry - Walk-in	
		Icony - Unscreened; Patio - Unscreened; Pore			
		ble; Electric; Sewer Available; Sewer or Septi	c: Sewer; Telephone	e Cooling: Central; Electric Heat:	Central;
Electric Water He					
		Disposal; Range - Electric; Refrigerator			
	2 Story		Master BD/BT:	Double Sinks; Double Vanity; Gro	
Construction:	Combination; Concre	te Block; Frame - Wood		Floor; His/Hers Closet; Shower;	Tub; Walk
Exterior Finish:	Stucco; Other - Call A	Agent		in Closet	
	Concrete; Tile		Rooms:	Great Room; Laundry	
	Carpet; Ceramic Tile;		Financing-	Cash; Conventional	
	County; East of US1;	Golf Course; Paved Street; Sidewalks	Owner Will		
Description:			Consider:		
Unit			Possession:	Closing	
Description:			Showing:		
Dwelling View:	Golf; View - West		To Be	Yes	
HOA Fees:	HOA Amt: \$344.00 H	OA Frequency: Monthly HOA Amt #2: \$891.7	Constructed:		
	HOA Frequency #2: (Quarterly	Meas. From:	Other	
HOA Home	HOA Home Owners N	Mandatory	55+	No	
Owners:		-	Community:		
Community	No		Gated	Yes	
Fees:			Community:		
Other Fees:			Pet	41 - 50 lbs; No Dangerous Breed	ls; Cat;
Assoc Fee Incl:	Common Taxes; Law	n-Landscaping; Maint - Common Area;	Restrictions:	Dog; Total # of Pets: 2; Other - C	
	Maintenance-Exterior	; Management; Pest Control; Roof Replacem	ent; Restrictions:	Architectural Apprvl; Other - Call	Agent
	Security; Other - Call		Rental	3 Months Minimum	0
Common	Bike Trail: Clubhouse	/Rec Room; Exercise Room; Fishing Pier;	Restrictions:		
		Access; Sauna; Water Access; Other - Call	Management:	Association; Developer; Offsite	
	Agent		•	Professional; Onsite Professiona	I
Security/Safety:	Gated		Docs on File:	HOA - Condo Docs; Q/A Sheet; (
		nity Dock; Waterfront Community		Call Agent	
Amenities:	- 1,	, ,	Green Energy	Sprayfoam Insulation - Attic	
	Gemini		Feature:	, ,	
School:			Green	FI. Friendly/Native Landscape	
Middle School:	Hoover		Landscaping:	· · · · · · · · · · · · · · · · · · ·	
	Melbourne		Green Water	High Eff (low flow) Toilet	
			Features:		

Legal Desc: Matanilla Reef at Aquarina Lot B-2 Tax Acct: 2959974 Tax ID:

ID: 29-38-36-Qo-00000.0-03i2.00 D.: Yes Tax Year: 2017 Homestead: No

P.U.D.:

DeedYesRestrictions:ResidentialZoning:ResidentialRoadAsphalt RoadSurface:



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

806966 Active	Residential		404 Ocean	Ave, Melbourne B	Seach, FL 32951		\$729,900
75. Ve		Area: Subd/Condo: Res Sub-Type:	GRAVES PLA	c/Melbourne Beach		County: General County Loc:	Brevaro South
		Waterfront:	No	Delacheu		Bedrooms:	4
and the stress	and the star of	Land Site				Baths - Total:	3.1
States and a second second	and the second sec	Desc.:	a			Baths - Full:	3
		Dwelling View:	Garden; View West	- East; View - Nortl	h; View - South; View -		1
Space Coast 2018		Lot	45x150			Split Bedroom: SqFt - Living:	Yes 3,300
opace coasi 2016		Dimensions:	loxioo			SqFt - Total:	4,380
		List	\$221.18			Year Built:	0
		Price/SqFt:	0.15			Fireplace:	No
		Acreage: Lot SqFt:	0.15 6,750			Pool - Private: Pool - Communi	No
		Furnished:	None			Front Door Face	
		Parking:	Total Garage	Spaces: 2; 2 Car At	ttchd Garage	Sold-As-Is:	No
		Home	Yes				
		Warranty:	Standard				
		Property Status:	Stanuaru				
		Close Date:					
Narrative: Aven	ues of Melbourne Beach - NC		IG new luxury	single family homes	s in the heart of Melbou	rne Beach Modern	West
Indies style hom	e offering all high-end finishe	s and touches of	new construct	tion combined with a	a casual layout and ple	nty of outdoor space	es plus a
	ne of the larger floor plans off						
	nge and a guest bedroom wit						
guest bedroom v	with en-suite bath incl. balcon	y and study/loun	ge plus spacio	ous guest suite on to	op of 2-car garage. Opti	ions such as pools	and
	ailable. Additional charge ma m 192 south on A1A at the tra				nt is on the left		
			St on Ocean A				
	nen floor plan great room	20X17 Kitche	n	18X11	Other Room study/ lo	ounae first floor	12X12
Family Room c							
		15X13 Master		rst floor 18X13	3 Other Room study/lo	ounge second floor	10X12
		15X13 Master Bedroo	r Bedroom fir om 2 se	econd floor 14X12	2 Other Room guest s		
Dining Room o		15X13 Master	r Bedroom fir om 2 se		2 Other Room guest s		
Family Room of Dining Room of FEATURES	open concept	15X13 Master Bedroo Bedroo	r Bedroom fir om 2 se om 3 se	econd floor 14X12 econd floor 13X12	2 Other Room guest si		
Dining Room c	ppen concept s: Kitchen - Island; Living/Dir	15X13 Master Bedroo Bedroo ning Combo; Ope	r Bedroom fir om 2 se om 3 se en Floor Plan; I	econd floor 14X12 econd floor 13X12 Pantry; Other - Call	2 Other Room guest si	uite	20X15
Dining Room of FEATURES	es: Kitchen - Island; Living/Dir s: Balcony - Side; Balcony -	15X13 Master Bedroo Bedroo ning Combo; Ope	r Bedroom fir om 2 se om 3 se en Floor Plan; I	econd floor 14X12 econd floor 13X12 Pantry; Other - Call	2 Other Room guest si	uite	20X18
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - - Call Agent	15X13 Master Bedroo Bedroo ning Combo; Ope Unscreened; Bro	r Bedroom fir om 2 se om 3 se en Floor Plan; I eezeway; Cour	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unsci	2 Other Room guest si 2 Agent reened; Porch - Unscre	uite eened; Sprinkler - C	20X1
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - - Call Agent Available; City Water; Electric ter Heater: Electric	15X13 Master Bedroo Bedroo ning Combo; Ope Unscreened; Bro ; Sewer or Septio	r Bedroom fir om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unsci erground Cooling: (2 Other Room guest si 2 Agent reened; Porch - Unscre	uite eened; Sprinkler - C	20X1
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat Equipment/App	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - - Call Agent Available; City Water; Electric ter Heater: Electric Dilances: Garage Door Opene	15X13 Master Bedroo Bedroo ning Combo; Ope Unscreened; Bro ; Sewer or Septio	r Bedroom fir om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: a all Agent	2 Other Room guest si 2 Agent reened; Porch - Unscre Central; Electric; Multi-2	uite eened; Sprinkler - C Zone Heat: Central	20X1t
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat Equipment/App Style:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - - Call Agent Available; City Water; Electric ter Heater: Electric Diances: Garage Door Opene 2 Story	15X13 Master Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook	r Bedroom fir om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unsci erground Cooling: (2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground	uite eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl	20X1 ity; Storm ; Electric; loset;
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat Equipment/App Style: Construction:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - - Call Agent Available; City Water; Electric ter Heater: Electric Diances: Garage Door Opene 2 Story Combination; Concrete Bloc	15X13 Master Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook	r Bedroom fir om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: all Agent Master BD/BT:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in	uite eened; Sprinkler - C Zone Heat : Central d Floor; His/Hers Cl Closet; Other - Call	20X1 ity; Storm ; Electric; loset;
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - - Call Agent Available; City Water; Electric ter Heater: Electric Diances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal	15X13 Master Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook	r Bedroom fir om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: a all Agent	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si	uite eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft;	20X1 ity; Storm ; Electric; loset;
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish Roof:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - - Call Agent Available; City Water; Electric ter Heater: Electric Diances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile	15X13 Master Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook	r Bedroom fir om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unsci erground Cooling: (all Agent Master BD/BT: Rooms:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other -	uite eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft;	20X1 ity; Storm ; Electric; loset;
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish Roof: Floor:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - - Call Agent Available; City Water; Electric ter Heater: Electric Diances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal	15X13 Master Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent	r Bedroom fir om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: all Agent Master BD/BT: Rooms: Financing-Owne Will Consider:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si	uite eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft;	20X1 ity; Storm ; Electric; loset;
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other- Utilities: Cable Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - - Call Agent Available; City Water; Electric ter Heater: Electric Dilances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A	15X13 Master Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent	r Bedroom fir om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unsci erground Cooling: C all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other -	uite eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft;	20X1 ity; Storm ; Electric; loset;
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish Roof: Floor: Lot Description: Unit	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - - Call Agent Available; City Water; Electric ter Heater: Electric Dilances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood	15X13 Master Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent	r Bedroom fir om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: all Agent Master BD/BT: Rooms: Financing-Ownel Will Consider: Possession: Showing:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing	uite eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft;	20X1 ity; Storm ; Electric; loset;
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other - Utilities: Cable J Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - - Call Agent Available; City Water; Electric ter Heater: Electric Diances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit	15X13 Master Bedroo Bedroo Thing Combo; Ope Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree	r Bedroom fin om 2 se om 3 se en Floor Plan; l eezeway; Cour c: Sewer; Unde kup; Other - Ca	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: C all Agent Master BD/BT: Rooms: Financing-Ownel Will Consider: Possession: Showing: To Be	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional	uite eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft;	20X1 ity; Storm ; Electric; loset;
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other - Utilities: Cable J Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric ter Heater: Electric Diances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View -	15X13 Master Bedroo Bedroo Thing Combo; Ope Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree	r Bedroom fin om 2 se om 3 se en Floor Plan; l eezeway; Cour c: Sewer; Unde kup; Other - Ca	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: of all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes	uite eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft;	20X1 ity; Storm ; Electric; loset;
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Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other - Utilities: Cable J Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric Iliances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West	15X13 Master Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: G all Agent Master BD/BT: Rooms: Financing-Ownel Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-Z Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other	uite eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft;	20X1 ity; Storm ; Electric; loset;
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric bliances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre HOA Home Owners Mandate	15X13 Master Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: C all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest St Office/Library; Other - rCash; Conventional Closing Yes Other No No	uite eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Cal uite; Laundry; Loft; Call Agent	20X1 ity; Storm ; Electric; loset; I Agent
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric Iliances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre	15X13 Master Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: C all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community: Pet Restrictions:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other No No Si - 40 lbs; Total # of I	uite eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Cal uite; Laundry; Loft; Call Agent	20X15 ity; Storm ; Electric; loset; I Agent
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community Fees:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric bliances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre HOA Home Owners Mandate	15X13 Master Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: C all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community: Pet Restrictions:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other No No 2 31 - 40 lbs; Total # of I Other - Call Agent	eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft; Call Agent Pets: 1; Other - Cal	; Electric; loset; l Agent
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community Fees: Other Fees:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric ter Heater: Electric Dilances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre HOA Home Owners Mandate No	15X13 Master Bedroo Bedroo Thing Combo; Ope Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly ory	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: C all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community: Pet Restrictions: Restrictions: Rental	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other No No Si - 40 lbs; Total # of I	eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft; Call Agent Pets: 1; Other - Cal	20X15 ity; Storm ; Electric; loset; I Agent
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other Utilities: Cable Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community Fees: Other Fees:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric bliances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre HOA Home Owners Mandate	15X13 Master Bedroo Bedroo Thing Combo; Ope Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly ory	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks uth; View -	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: C all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community: Pet Restrictions:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other No No 2 31 - 40 lbs; Total # of I Other - Call Agent	eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft; Call Agent Pets: 1; Other - Cal	20X15 ity; Storm ; Electric; loset; I Agent
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other - Utilities: Cable J Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community Fees: Other Fees: Assoc Fee Incl:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric ter Heater: Electric Dilances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre HOA Home Owners Mandate No	15X13 Master Bedroo Bedroo Thing Combo; Ope Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly ory	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks uth; View -	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: C all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community: Pet Restrictions: Restrictions: Rental Restrictions: Management: Docs on File:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other No Solution Other - Call Agent 3 Months Minimum; O Association Other - Call Agent	eened; Sprinkler - C Zone Heat : Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft; Call Agent Pets: 1; Other - Cal	20X15 ity; Storm ; Electric; loset; I Agent
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other - Utilities: Cable J Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community Fees: Other Fees: Assoc Fee Incl: Common	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric ter Heater: Electric Dilances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre HOA Home Owners Mandate No : Common Taxes; Insurance; Common Area; Pest Control	15X13 Master Bedroo Bedroo Thing Combo; Ope Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly ory	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks uth; View -	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: C all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community: Pet Restrictions: Restrictions: Restrictions: Rental Restrictions: Management: Docs on File: Green Energy	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other No No 3 1 - 40 lbs; Total # of I Other - Call Agent 3 Months Minimum; O Association Other - Call Agent Programmable Therm	eened; Sprinkler - C Zone Heat : Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft; Call Agent Pets: 1; Other - Cal	20X18 ity; Storm ; Electric; loset; I Agent
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other - Utilities: Cable J Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community Fees: Other Fees: Assoc Fee Incl: Common Amenities:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric bliances: Garage Door Opene 2 Story Combination; Concrete Bloc 2 Story Contrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre HOA Home Owners Mandate No : Common Taxes; Insurance; Common Area; Pest Control Replacement	15X13 Master Bedroo Bedroo Bedroo Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly ory Lawn-Landscapi ; Reserve Fund;	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks uth; View -	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: 4 all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community: Pet Restrictions: Restrictions: Rental Restrictions: Management: Docs on File: Green Energy Feature:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other No Solution Other - Call Agent 3 Months Minimum; O Association Other - Call Agent Programmable Therm Attic	eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft; Call Agent Pets: 1; Other - Cal ther - Call Agent ostat; Sprayfoam Ir	20X18 ity; Storm ; Electric; loset; I Agent
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other - Utilities: Cable J Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community Fees: Other Fees: Assoc Fee Incl: Common Amenities: Security/Safety	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric ter Heater: Electric Dilances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre HOA Home Owners Mandate No : Common Taxes; Insurance; Common Area; Pest Control	15X13 Master Bedroo Bedroo Bedroo Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly ory Lawn-Landscapi ; Reserve Fund;	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks uth; View -	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: C all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community: Pet Restrictions: Restrictions: Rental Restrictions: Management: Docs on File: Green Energy Feature: Green	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other No Solution Other - Call Agent 3 Months Minimum; O Association Other - Call Agent Programmable Therm	eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Call uite; Laundry; Loft; Call Agent Pets: 1; Other - Cal ther - Call Agent ostat; Sprayfoam Ir	20X15 ity; Storm ; Electric; loset; I Agent
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other - Utilities: Cable Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community Fees: Other Fees: Assoc Fee Incl: Common Amenities:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric bliances: Garage Door Opene 2 Story Combination; Concrete Bloc 2 Story Contrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre HOA Home Owners Mandate No : Common Taxes; Insurance; Common Area; Pest Control Replacement	15X13 Master Bedroo Bedroo Bedroo Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly ory Lawn-Landscapi ; Reserve Fund;	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks uth; View -	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: 4 all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community: Pet Restrictions: Restrictions: Rental Restrictions: Management: Docs on File: Green Energy Feature:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-Z Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other No No 3 1 - 40 lbs; Total # of I Other - Call Agent 3 Months Minimum; O Association Other - Call Agent Programmable Therm Attic Fl. Friendly/Native Lar	eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Cal uite; Laundry; Loft; Call Agent Pets: 1; Other - Cal other - Call Agent ostat; Sprayfoam Ir	20X18 ity; Storm ; Electric; loset; I Agent
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other - Utilities: Cable J Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community Fees: Other Fees: Assoc Fee Incl: Common Amenities: Security/Safety Water	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric bliances: Garage Door Opene 2 Story Combination; Concrete Bloc 2 Story Contrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre HOA Home Owners Mandate No : Common Taxes; Insurance; Common Area; Pest Control Replacement	15X13 Master Bedroo Bedroo Bedroo Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly ory Lawn-Landscapi ; Reserve Fund;	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks uth; View -	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: C all Agent Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community: Pet Restrictions: Restrictions: Restrictions: Restrictions: Restrictions: Management: Docs on File: Green Energy Feature: Green Landscaping:	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-2 Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other No Solution Other - Call Agent 3 Months Minimum; O Association Other - Call Agent Programmable Therm Attic	eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Cal uite; Laundry; Loft; Call Agent Pets: 1; Other - Cal other - Call Agent ostat; Sprayfoam Ir	20X15 ity; Storm ; Electric; loset; I Agent
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other - Utilities: Cable J Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community Fees: Other Fees: Assoc Fee Incl: Common Amenities: Security/Safety Water Amenities: Elementary School:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric bliances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre HOA Home Owners Mandate No : Common Taxes; Insurance; Common Area; Pest Control Replacement ::Smoke/CO Detector; Other - Gemini	15X13 Master Bedroo Bedroo Bedroo Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly ory Lawn-Landscapi ; Reserve Fund;	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks uth; View -	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: Call Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community: Pet Restrictions: Restrictions: Restrictions: Restrictions: Restrictions: Restrictions: Management: Docs on File: Green Energy Feature: Green Landscaping: Green Water	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-Z Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other No No 3 1 - 40 lbs; Total # of I Other - Call Agent 3 Months Minimum; O Association Other - Call Agent Programmable Therm Attic Fl. Friendly/Native Lar	eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Cal uite; Laundry; Loft; Call Agent Pets: 1; Other - Cal other - Call Agent ostat; Sprayfoam Ir	20X15 ity; Storm ; Electric; loset; I Agent
Dining Room of FEATURES Interior Feature Exterior Feature Shutters; Other - Utilities: Cable J Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community Fees: Other Fees: Assoc Fee Incl: Common Amenities: Security/Safety Water Amenities: Elementary	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric bliances: Garage Door Opene 2 Story Combination; Concrete Bloc : Painted; Stucco; Other - Cal Concrete; Tile Carpet; Ceramic Tile; Wood City; East of US1; Historic A End Unit Garden; View - East; View - West HOA Amt: \$444.00 HOA Fre HOA Home Owners Mandate No : Common Taxes; Insurance; Common Area; Pest Control Replacement ::Smoke/CO Detector; Other - Gemini	15X13 Master Bedroo Bedroo Bedroo Bedroo Bedroo Unscreened; Bro ; Sewer or Septio er; Laundry-Hook k I Agent rea; Paved Stree North; View - So quency: Monthly ory Lawn-Landscapi ; Reserve Fund;	r Bedroom fin om 2 se om 3 se en Floor Plan; I eezeway; Cour c: Sewer; Unde kup; Other - Ca et; Sidewalks uth; View -	econd floor 14X12 econd floor 13X12 Pantry; Other - Call rtyard; Patio - Unscr erground Cooling: Call Master BD/BT: Rooms: Financing-Owner Will Consider: Possession: Showing: To Be Constructed: Meas. From: 55+ Community: Gated Community: Pet Restrictions: Restrictions: Restrictions: Restrictions: Restrictions: Restrictions: Management: Docs on File: Green Energy Feature: Green Landscaping: Green Water	2 Other Room guest si Agent reened; Porch - Unscre Central; Electric; Multi-Z Double Vanity; Ground Shower; Tub; Walk-in Great Room; Guest Si Office/Library; Other - rCash; Conventional Closing Yes Other No No 3 1 - 40 lbs; Total # of I Other - Call Agent 3 Months Minimum; O Association Other - Call Agent Programmable Therm Attic Fl. Friendly/Native Lar	eened; Sprinkler - C Zone Heat: Central d Floor; His/Hers Cl Closet; Other - Cal uite; Laundry; Loft; Call Agent Pets: 1; Other - Cal other - Call Agent ostat; Sprayfoam Ir	20X15 ity; Storm ; Electric; loset; I Agent

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

807024 Closed Residential 4	408 Ocean	Ave, Melbourne Beach, FL 32951	LP:\$751,000 SP:\$	751,000
	d/Condo:	384-Indialantic/Melbourne Beach GRAVES PLAT OF MELBOURNE BEACH Single Family Detached	County: General County Loc:	Brevaro South
		No	Bedrooms:	3
Land	l Site		Baths - Total:	3.1
Desc	.:		Baths - Full:	3
Dwell	lling View:	Garden; View - East; View - North; View - South; View -	Baths - Half:	1
		West	Split Bedroom:	Yes
Space Coast 2018		48x150	SqFt - Living:	3,052
	ensions:	AD 10 07	SqFt - Total:	4,320
List		\$246.07	Year Built:	0
	e/SqFt:	¢046.07	Fireplace:	No
Sold		\$246.07	Pool - Private:	No
Acrea	e/SqFt:	0.43	Pool - Community	
Lot S		18,731	Front Door Faces	
		None	Sold-As-Is:	No
Parki		Total Garage Spaces: 2; 2 Car Attchd Garage		
Home	•	Yes		
	anty:			
Prop		Standard		
Statu				
Close	e Date:	09/07/2018		
Indies style home offering all high-end finishes and	touches fo	G new luxury single family homes in the heart of Melbour new construction combined with a casual layout and pler	nty of outdoor space	s 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 Multi-Zoned Water Heater: Electric Equipment/Appliances: Garage Door Opener: Laundry-Hookup: Other - Call Agent

Equipment/App	liances: Garage Door Opener; Laundry-Hookup; Other - Call Agent		
Style:	2 Story	Master BD/BT:	Double Vanity; His/Hers Closet;
Construction:	Combination; Concrete Block		Shower; Tub; Walk-in Closet
Exterior Finish:	: Painted; Stucco; Other - Call Agent	Rooms:	Great Room; Laundry; Loft;
Roof:	Concrete; Tile		Office/Library; Other - Call Agent
Floor:	Carpet; Tile; Wood	Financing-Owner	Cash; Conventional
Lot	City; East of US1; Historic Area; Paved Street; Sidewalks	Will Consider:	
Description:		Possession:	Closing
Unit	Inside Unit	Showing:	-
Description:		To Be Constructed:	Yes
Dwelling View:	Garden; View - East; View - North; View - South; View - West	Meas. From:	Other
HOA Fees:	HOA Amt: \$444.00 HOA Frequency: Monthly	55+ Community:	No
HOA Home	HOA Home Owners Mandatory	Gated Community:	No
Owners:		Pet Restrictions:	31 - 40 lbs; Total # of Pets: 1; Other -
Community	No		Call Agent
Fees:		Restrictions:	Architectural Apprvl; Other - Call
Other Fees:			Agent
Assoc Fee Incl:	: Common Taxes; Insurance; Lawn-Landscaping; Maint - Common	Rental	3 Months Minimum; Other - Call
	Area; Pest Control; Reserve Fund; Roof Replacement	Restrictions:	Agent
Common		Management:	Association
Amenities:		Docs on File:	Other - Call Agent
Security/Safety	:Smoke/CO Detector; Other - Call Agent	Green Energy	Programmable Thermostat;
Water		Feature:	Sprayfoam Insulation - Attic
Amenities:		Green	FI. Friendly/Native Landscape
Elementary	Gemini	Landscaping:	
School:		Green Water	High Eff (low flow) Toilet
Middle School:	Hoover	Features:	
High School:	Melbourne		

Legal Desc: GRAVES PLAT OF MELBOURNE BEACH LOTS 21,22 & E 26 FT OF LOT 20 BLK I Tax Year: 2017

Tax Acct: 2847395

Tax ID: 28-38-07-Fw-0000i.0-0020.00 Deed Yes **Restrictions:**

Asphalt Road





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

Road Surface:

	Residential	410 Ocean	Ave, Melbourne Beach, F	L 32951	LP:\$729,900 SP:\$	<u>5729,900</u>
Indies style hom 2-car garage. Or porch, study/lou	nues of Melbourne Beach - No e offering all high-end finishe ne of the larger floor plans off nge and a guest bedroom wit	Area: Subd/Condo: Res Sub-Type: Waterfront: Land Site Desc.: Dwelling View: Lot Dimensions: List Price/SqFt: Sold Price/SqFt: Acreage: Lot SqFt: Furnished: Parking: Home Warranty: Property Status: Fixer Upper: Close Date: DW PRE-SELLING is and touches of fering an open con h en-suite bath. 2	384-Indialantic/Melbourne GRAVES PLAT OF MELBO Single Family Detached No Garden; View - East; View West 45x150 \$221.18 \$221.18 \$221.18 0.43 18,731 None Total Garage Spaces: 2; 2 Yes Standard No 07/06/2018 G new luxury single family new construction combined neept on the 1st. floor incl.	Beach DURNE BEACH - North; View - South; View Car Attchd Garage homes in the heart of Melbo d with a casual layout and pl chef's kitchen, living and din er suite leading to private ba	County: General County Loc: Bedrooms: Baths - Total: Baths - Full: - Baths - Half: Split Bedroom: SqFt - Living: SqFt - Total: Year Built: Fireplace: Pool - Private: Pool - Communit Front Door Faces Sold-As-Is:	Brevard South 4 3.1 3 1 Yes 3,300 4,380 0 No No Y:No S: W No West es plus a a covered second
upgrades are av Directions: From	with en-suite bath incl. balcon ailable. Additional charge ma m 192 head south on A1A, at	y apply. Quality c the traffic light tu	onstruction by local builder rn west onto Ocean Avenue	e, development is on the left		
	open floor plan - great room open concept	20X17 Kitcher 15X13 Master Bedroo	Bedroom first floor	18X11 Other Room study 18X13 Other Room loung	e area second floor	12X12 10X12
				14X12 Other Room guest 13X12	suite	20815
FEATURES	E Kitaban Jalanda Living Di	Bedroc	om 3 second floor	13X12	suite	20X15
nterior Feature Exterior Feature Shutters; Other - Jtilities: Cable J Multi-Zoned Wat Equipment/App Style: Construction: Exterior Finish: Roof: Floor: Lot Description: Unit Description: Unit Description: Dwelling View: HOA Fees: HOA Home Owners: Community Fees: Other Fees: Assoc Fee Incl: Common Amenities:	es: Kitchen - Island; Living/Dir es: Balcony - Side; Balcony - Call Agent Available; City Water; Electric bliances: Garage Door Open 2 Story Combination; Concrete Bloc 2 Story Concrete; Tile Carpet; Tile; Wood City; East of US1; Historic A Sidewalks End Unit Garden; View - East; View - South; View - West HOA Amt: \$200.00 HOA Fre HOA Home Owners Mandat No : Common Taxes; Lawn-Land Call Agent	Bedroo ning Combo; Ope Unscreened; Bre s; Sewer or Septic er; Laundry-Hook k Il Agent rea; Paved Stree North; View - equency: Monthly ory	m 3 second floor n Floor Plan; Pantry; Other eezeway; Courtyard; Patio - e: Sewer; Underground Coo up; Other - Call Agent Master BD/BT: Rooms: Financing-Owner Will	- Call Agent Unscreened; Porch - Unscr Ding: Central; Electric; Multi Double Vanity; His/Hers C Closet Great Room; Guest Suite; Other - Call Agent Cash; Conventional Closing Yes Other No 31 - 40 lbs; Total # of Pets Architectural Apprvl; Other 3 Months Minimum; Other Association Other - Call Agent Programmable Thermosta FI. Friendly/Native Landsc	eened; Sprinkler - Ci -Zone Heat: Central; loset; Shower; Tub; V Laundry; Loft; Office. : 1; Other - Call Agent - Call Agent - Call Agent t; Sprayfoam Insulatio	ty; Storn Electric Valk-in /Library; t

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 No

Taxes: \$3,992.14

 Deed
 Yes

 Restrictions:
 Zoning:

 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

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
Annual Annual I I Western Westerna	Waterfront Footage	e:380	Baths - Half:	1
Space Coast 2017	Dwelling	Canal; River; Waterfront View Direction: SW	Split Bedroom:	Yes
000000000000000000000000000000000000000	Waterview:		SgFt - Living:	2,823
	Dwelling View:	Preserve; View - North; View - South; View -	SoFt - Total:	4,123
	-	West	Year Built:	2018
	Lot Dimensions:	380X101	Fireplace:	No
	List Price/SqFt:	\$283.35	Pool - Private:	No
	Acreage:	0.88	Pool - Community	
	Lot SqFt:	38,333	Front Door Faces	
	Furnished:	None	Sold-As-Is:	Yes
	Parking:	Total Garage Spaces: 3; 3 Car Attchd Garage		100
	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 Feature	es: Balcony - Unscreened; Deck; Sprin	kler - Well; Storm Shutte	ers; Well - Private			
Utilities: Cable Available; Électric; 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			
	Combination; Concrete Block	_	Closet; Shower; Tub; Walk-in Closet			
Exterior Finish:	,	Rooms:	Bonus Room; Florida Room; Great Room; Jack and Jill Bath;			
Roof:	Membrane; Metal		Laundry			
Floor:	Carpet; Tile; Other - Call Agent	0	I Cash; Conventional; Wrap-Around			
Lot	County; Cul-de-Sac; Irregular	Consider:				
Description:		Possession:	Other - Call Agent			
Unit		Showing:	Use CSS Scheduler			
Description:		To Be Constructed:	Yes			
Dwelling View:	Preserve; View - North; View - South;		Agent Measure			
	View - West	55+ Community:	No			
HOA Fees:	HOA Amt: \$800.00 HOA Frequency:	Gated Community:	Yes			
	Yearly	Restrictions:	Architectural Apprvl			
HOA Home	HOA Home Owners Mandatory	Rental Restrictions:	1 Year Minimum			
Owners:	N-	Green Energy	Radiant Barrier			
Community	No	Feature:	No Otana an First Flags			
Fees:		Universal Design:	No Steps on First Floor			
Other Fees:	Maint Common Anna, Othan Call					
ASSOC Fee Incl:	Maint - Common Area; Other - Call					
Common	Agent					
Common Amenities:	Fishing Pier; Ocean Access; Water Access					
	:Gated; Smoke/CO Detector Other - Call Agent					
Water	0					
Amenities:	Community Dock; Riparian Rights; Waterfront Community					
	Gemini					
Elementary School:	Gennin					
Middle School:	Hoover					
High School:	Melbourne					
-						

Legal Desc: BEL VISTA LOT 3 Tax Acct: 2961441 Plat Book #: 46/: 52

Tax ID: P.U.D.: 29-38-10-26-00000.0-0003.00 No Tax Year:2018Equitable Interest:YesHomestead:No

Taxes: \$1,358

DeedYesRestrictions:0010 - Vacant RZoning:0010 - Vacant RRoadGravel RoadSurface:



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784407 Active Residential	:	210 River Dr, Melbourne Beach, FL 32951		\$858,900
A	Area:	385 - South Beaches	County:	Brevard
S	Subd/Condo:	BEL VISTA	General County	South
R	Res Sub-Type:	Single Family Detached	Loc:	
	Vaterfront:	Yes	Bedrooms:	3
	Vaterfront Type:	Canal Non Navigation	Baths - Total:	3.1
	and Site Desc.:	Vacant Coastal Lot	Baths - Full:	3
Space Coast 2017	Vaterfront Footage:	:350	Baths - Half:	1
D	Dwelling	Canal; River; Waterfront View Direction: SW	Split Bedroom:	Yes
N	Vaterview:		SaFt - Living:	2,916
D	Owelling View:	Preserve; View - North; View - South; View -	SoFt - Total:	4,556
		West	Year Built:	2019
L	ot Dimensions:		Fireplace:	No
L	.ist Price/SqFt:	\$294.55	Pool - Private:	No
Α	Acreage:	1.45	Pool - Community	': No
L	ot SqFt:	63,162	Front Door Faces	: S
F	urnished:	None	Sold-As-Is:	No
P	Parking:	Total Garage Spaces: 3; 3 Car Attchd Garage		
Н	lome Warranty:	Yes		
Р	Property Status:	Standard		
F	ixer Upper:	No		
C	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

	s: Breakfast Nook; Ceiling Fan(s); Ceilings-C	tdrl/Vault; Closet - Walk-In	s; Elevator Private; Kitchen - Island; Open Floor Plan;		
Pantry - Walk-in					
Exterior Features: Balcony - Unscreened; Deck; Sprinkler - Well; Well - Private; Other - Call Agent					
	Available; Electric; Sewer or Septic: Septic Ae	erobic; Telephone; Well Wa	ter Cooling: Central; Electric Heat: Central; Electric Water		
Heater: Electric					
	liances: Cook Top; Dishwasher; Disposal; M				
Style:	2 Story	Master BD/BT:	Double Sinks; Ground Floor; His/Hers Closet; Shower;		
	Combination; Concrete Block		Tub; Walk-in Closet		
	Painted; Stucco	Rooms:	Bonus Room; Great Room; Laundry; Office/Library		
Roof:	Membrane; Metal	Financing-Owner Will	Cash; Conventional		
Floor:	Carpet; Tile	Consider:			
Lot	County; Cul-de-Sac; Flag; Irregular; Private	Possession:			
Description:	Road	Showing:	Use CSS Scheduler		
Unit		To Be Constructed:	Yes		
Description:		Meas. From:	Tax Rolls		
Dwelling View:	Preserve; View - North; View - South; View -	,	No		
	West	Gated Community:	Yes		
HOA Fees:	HOA Amt: \$800.00 HOA Frequency: Yearly	Rental Restrictions:	1 Year Minimum		
HOA Home	HOA Home Owners Mandatory	Management:	Association; Developer		
Owners:	N	Universal Design:	No Steps on First Floor		
Community	No				
Fees:					
Other Fees:					
Common	Fishing Pier; Water Access				
Amenities:	· Catadi Creaka (CO Data atar				
	:Gated; Smoke/CO Detector				
	Other - Call Agent				
Water	Community Dock; Riparian Rights;				
Amenities:	Waterfront Community Gemini				
Elementary School:	Gemmi				
Middle School:	Hoover				
High School:	Melbourne				

- Legal Desc: BEL VISTA LOT 2 Tax Acct: 2961440 Plat Book #: 46/: 52
- Tax ID: P.U.D.: Deed

29-38-10-26-00000.0-0002.00 No Yes Tax Year:2018Equitable Interest:YesHomestead:YesFree and Clear:Yes

Taxes: \$1,365

Restrictions: Zoning: AE



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