

\$435,000 - 9223 Alister Drive, Melbourne

MLS® #1043724

\$435,000

3 Bedroom, 2.00 Bathroom, 1,695 sqft
Residential on 0.15 Acres

Bridgewater at Viera, Melbourne, FL

Make YOUR OFFER! MOTIVATED SELLERS.

Immaculate 2023 home in 55+ gated community of Bridgewater at Viera. This exquisite property offers a perfect blend of style and function, all while overlooking a million-dollar lakefront view. Step inside and discover an open and spacious floor plan with stylish tiled floors throughout, elegant crown molding, and recessed lighting. The kitchen is a chef's delight, boasting stainless steel appliances, quartz countertops, under-cabinet lighting, a tiled backsplash, and three pendant lights over the generous island. There is ample storage with 42-inch cabinets.

With eight-foot doors, ceiling fans in every bedroom, and a laundry room with a washer, dryer, and upper cabinets, this home is both beautiful and highly functional. Enjoy serene lake views from the screened-in lanai. For added peace of mind, the home provides Impact-Rated Windows, a Ring Alarm system, and a transferable Termite Bond. The adjacent living & dining areas are perfect for relaxing. As a resident, you'll have exclusive access to the community's private clubhouse, which includes a heated pool with a waterfall and spa, a state-of-the-art fitness center, a billiard room, and a coffee lounge, craft room, lighted tennis and pickle ball courts, bocce, and even a movie theater. You'll also enjoy a vibrant social calendar with a wide array of activities, including Mahjong, Canasta, Bingo, Yoga, aerobics, trivia and karaoke nights, concerts, and food trucks. There are also monthly lunch



Space Coast MLS 2023

socials and many other events to keep you active and engaged.

The HOA covers your home's lawn care and irrigation, so you'll have more time to enjoy everything the community and surrounding area have to offer.

This prime location is just minutes from the new Publix and Costco, as well as The Avenue shops. You're also close to dog parks, the Brevard Zoo, and a variety of dining and golfing options. For longer trips, the community is less than one hour from Orlando and under 30 minutes to Port Canaveral. This home is move-in ready and waiting for you.

Built in 2023

Essential Information

MLS® #	1043724
Price	\$435,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,695
Acres	0.15
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	9223 Alister Drive
Area	217 - Viera West of I 95
Subdivision	Bridgewater at Viera
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Clubhouse, Fitness Center, Time, Pool, Spa/Hot Tub, Tennis
Utilities	Cable Connected, Electricity Connected
Parking	Attached, Garage Door Opener
# of Garages	2
View	Lake, Pond, Water
Is Waterfront	Yes
Waterfront	Lake Front, Pond



Interior

Interior Features	Eat-in Kitchen, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom - Tub with Shower, Primary Downstairs, Split Bedrooms, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Exterior	Stucco
Exterior Features	Impact Windows
Lot Description	Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Stucco

School Information

Middle	Viera Middle School
High	Viera

Additional Information

HOA Fees	517.45
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Dale Sorensen Real Estate Inc.
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