

\$455,000 - 7105 Mendell Way, Melbourne

MLS® #1055649

\$455,000

3 Bedroom, 2.00 Bathroom, 2,023 sqft
Residential on 0.22 Acres

Heritage Isle PUD Phase 3, Melbourne, FL

Guard-gated 55+ active-adult community! This 3 bedroom-2 bath-2 car garage home sits on an **OVERSIZED CORNER LOT**. This beautiful, thoughtfully designed layout has a **NEW ROOF** in 2025, **NEW AIR CONDITIONER** in 2025, **NEW STAINLESS STEEL KITCHEN APPLIANCE PACKAGE** in 2025, **NEW HOT WATER HEATER** in 2025 & **INTERIOR OF HOME HAS BEEN FRESHLY PAINTED** in 2025!!! **LOW INSURANCE PREMIUM!!!** **TERMITE BOND & SENTRICON SYSTEM!** **PLANTATION SHUTTERS** throughout. **EXTERIOR PAINT SCHEDULED** in 2026. Climate-controlled Florida room & a screened back porch backs to green space-**NO NEIGHBORS BEHIND YOUR HOME!** Minutes from Viera Hospital, championship Duran Golf Course, Shoppes at Viera & a brand new Publix! **HURRICANE ACCORIDON SHUTTERS**, along with the **NEW ROOF**, each offer peace of mind during storm season. This well-maintained home combines a **ROBUST COMMUNITY CLUBHOUSE** with many offerings within this friendly community!

Built in 2006

Essential Information

MLS® #	1055649
Price	\$455,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	2,023
Acres	0.22
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	7105 Mendell Way
Area	217 - Viera West of I 95
Subdivision	Heritage Isle PUD Phase 3
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Utilities	Cable Available, Electricity Connected, Sewer Connected, Water Connected
Parking	Garage, Garage Door Opener
# of Garages	2

Interior

Appliances	Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1

Exterior

Exterior	Block, Concrete, Stucco
Lot Description	Corner Lot, Sprinklers In Front, Sprinklers In Rear
Construction	Block, Concrete, Stucco

School Information

Elementary	Quest
Middle	Kennedy

High Viera

Additional Information

HOA Fees 669
HOA Fees Freq. Quarterly

Listing Details

Listing Office HomeSmart Coastal Realty

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