

1393 Great Belt Circle– Home Highlights and Summary

- Built in 2022, 3 Bedroom plus Study, 3.5 Baths, 3 Car Garage Venice Floorplan, 2807 sq ft under air, 3800 sq ft overall. The Venice is the largest floorplan offered in Bridgewater at Viera.
- Upgraded Gourmet Kitchen package, with GE built-in wall oven and microwave, 36” cooktop, dishwasher, and GE refrigerator, stainless hood, oversized kitchen island! White Cabinets with 42” Uppers and quartz counters and designer tile backsplash.
- Plantation Shutters with invisible tilt rods throughout
- Gray Plank Tile Throughout with 5 ¼” baseboards (no carpet!)
- Study/Flex Room has double doors for Privacy
- Crown Molding in Main Areas of Home (Kitchen, Great Room, Dining Room)
- 10’ Ceilings throughout with Tray Ceilings in Great Room and Primary Bedroom
- Primary Bedroom has 2 Walk-in Closets and Bath has soaking tub with separate tiled floor to ceiling shower
- LED Lights and Ceiling Fans in Study/Flex Room and all Bedrooms and Patio (5 in total)
- Remote Controlled Electric Roll-Down “Kevlar” Hurricane Screens on Covered Lanai
- Remote Control Blinds on Interior of 4 Panel Sliding Door in Great Room
- Accordion Shutters on All Exposed Exterior Windows
- Custom Lighting, including Undercabinet lighting, Pendants, Upgraded Light Fixtures, and Ceiling Fans
- Whole House Water Filtration System
- 50’ x 15’ Expanded Concrete Screened Lanai Runs Entire Width of Home with “Picture Window” Screen
- Spacious 67’ Frontage Waterfront Lot (72’ Rear Lot frontage on Lake)
- Three car garage with gleaming Epoxy Floor
- Upgraded quartz counters and faucets in all 3 ensuite baths
- 8’ doors throughout
- Oversized Laundry Room (Washer and Dryer Do Not Convey) with Upgraded Cabinets
- Marble Windowsills throughout
- Concrete Block Construction built to latest hurricane codes.
- Smart Home with programmable thermostat, garage door, Ring Doorbell
- Home Team Pest Control System in walls of home (monthly charge paid to Home Team by Buyer)
- Termite Bond (transferrable to new Buyer and up to Buyer to pay any transfer fee and maintain yearly).
- Central Air Conditioning
- Brick paver driveway and walkways (Extra Paver Walkways Added to Sides of Home)
- HOA takes care of lawn maintenance, including mowing, fertilizing, trimming, mulch, sprinklers
- Resort style clubhouse, heated pool with waterfall, spa, fitness center, billiards room, movie theater, tennis courts, pickleball courts, bocce, aerobics room, event rooms and ballroom.

All Information to be verified by Buyer and Buyer Agent before entering into a contract or at time of inspection.