



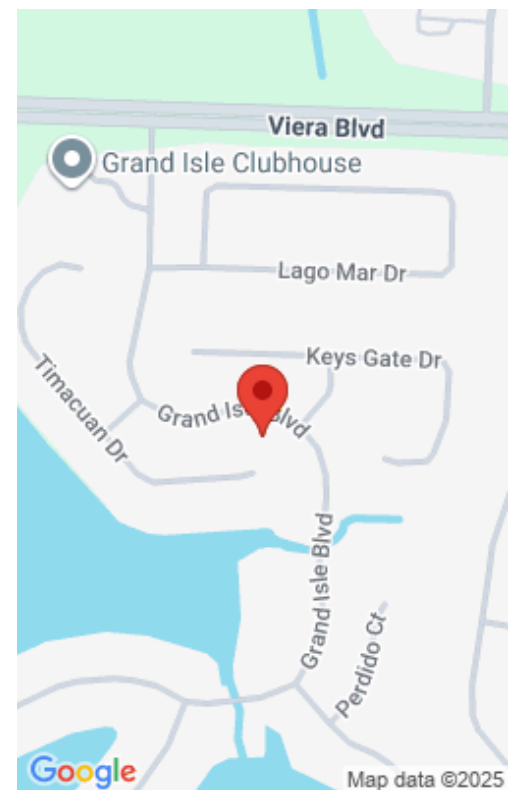
\$419,000

**1464 TIMACUAN DRIVE, MELBOURNE, FL,
32940**

<https://austingarnerrealestate.com>

Price Improvement !!Come and live , where the living is easy !
Welcome to your dream retreat in beautiful Viera, tucked away in
the highly desirable Grand Isles 55+ community! This spacious 3-
bedroom, 2-bath gem sits peacefully at the end of a quiet cul-de-
sac—no through traffic, just pure tranquility. Inside, soaring vaulted
ceilings create an [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2011 sq ft



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 3 beds
Bathrooms: 2 baths	Area: 2011 sq ft
Lot size: 0.26 sq ft	Year built: 2000
Subdivision Name: Grand Isle Phase 1 Viera N PUD Parcel U X	Bathrooms Full: 2
Lot Size Acres: 0.26 acres	Rooms Total: 7
County: Brevard	

Building Details

Building Area Total: 2701 sq ft	Construction Materials: Block, Concrete, Stucco
Architectural Style: Traditional	Sewer: Public Sewer
Heating: Central, Electric, 1	Current Use: Residential, Single Family
Stories: 1	Roof: Shingle
Levels: One	

Amenities & Features



Laundry Features: In Unit

Flooring: Laminate, Tile

Association Amenities: Barbecue, Clubhouse, Gated, Maintenance Grounds, Park, Sauna, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Pickleball, Management - Full Time, Pool

Garage Spaces: 2, 1

Appliances: Dryer, Disposal, Dishwasher, Electric Range, Microwave, Refrigerator, Washer

Lot Features: Cul-De-Sac, Sprinklers In Front, Sprinklers In Rear

Exterior Features: Storm Shutters

Electric: 200+ Amp Service

Utilities: Cable Available, Electricity Connected, Sewer Connected, Water Connected

Parking Features: Garage, Garage Door Opener

WaterSource: Public,

Interior Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Entrance Foyer, Kitchen Island, Pantry, Primary Downstairs, Smart Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms, Breakfast Nook

Patio And Porch Features: Front Porch, Patio, Screened

Cooling: Central Air, Electric

Fees & Taxes

Tax Assessed Value: \$3,257.79

Association Fee Frequency: Monthly

Association Fee Includes: Maintenance Grounds, Other

School Information

HighSchool: Viera

Middle Or Junior School: Kennedy

Elementary School: Quest

Miscellaneous

Road Surface Type: Asphalt

Listing Terms: Cash, Conventional, VA Loan

Special Listing Conditions: Standard

Pets Allowed: Yes





Courtesy of

List Office Name: Dale Sorensen Real Estate Inc.

