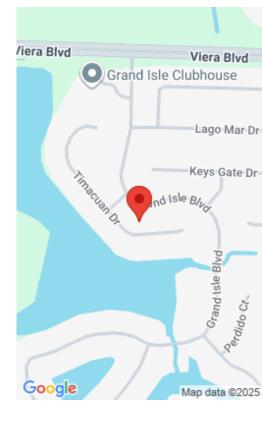


# 1534 TIMACUAN DRIVE, MELBOURNE, FL, 32940

https://austingarnerrealestate.com

Stunning, Move-In Ready! 3-BR home in EAST Viera with 1/4 acre lot, 2021 A/C. 2019 Roof, Pavers, FL Room! Don't miss your chance to own this Grand Villa-style home in the highly sought-after 55+community of Grand Isle. The chef's kitchen features a prep island, perfect for cooking and entertaining, while the expansive living and dining [...]

- 3 heds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1995 sq ft





#### **Basics**

Category: Residential Type: Single Family Residence

Status: Active Bedrooms: 3 beds

Bathrooms: 2 baths Area: 1995 sq ft

**Lot size: 0.25** sq ft **Year built:** 2001

**Subdivision Name:** Grand Isle Phase 1 Viera N PUD Parcel U X **Bathrooms Full:** 2

Lot Size Acres: 0.25 acres County: Brevard

# **Building Details**

Construction Materials: Block, Concrete, Stucco Sewer: Public Sewer

Heating: Electric, 1 Current Use: Residential, Single Family

Stories: 1 Roof: Shingle

Levels: One

## **Amenities & Features**

**Laundry Features:** Electric Dryer **Electric:** 150 Amp Service

Hookup, Gas Dryer Hookup, Washer

Hookup

Flooring: Carpet, Tile Utilities: Cable Available, Cable Connected,

Electricity Available, Electricity Connected, Natural Gas Available, Sewer Available, Sewer Connected,

Water Available, Water Connected

Garage Spaces: 2, 1

Parking Features: Attached, Garage,

Garage Door Opener

WaterSource: Public, Interior Features: Breakfast Bar, Ceiling Fan(s),

Eat-in Kitchen, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Primary

Bathroom -Tub with Separate Shower

**Lot Features:** Cul-De-Sac, Sprinklers In

Front, Sprinklers In Rear

Spa Features: Bath, Community, Heated, In Ground

Patio And Porch Features: Covered,

**Cooling:** Central Air, Electric

Rear Porch



#### Fees & Taxes

Tax Assessed Value: \$4,766.76 Association Fee Frequency: Monthly

### **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

# **Courtesy of**

List Office Name: Watson Realty Corp

