



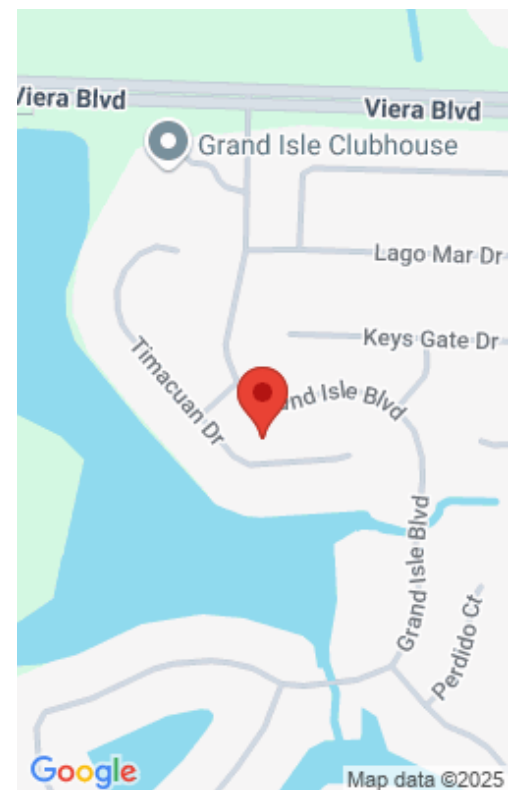
\$449,000

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 beds
- 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 Hookup, Gas Dryer Hookup, Washer Hookup	Electric: 150 Amp Service
Flooring: Carpet, Tile	Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Features: Attached, Garage, Garage Door Opener	Garage Spaces: 2, 1
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, Rear Porch	Cooling: Central Air, Electric



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

