



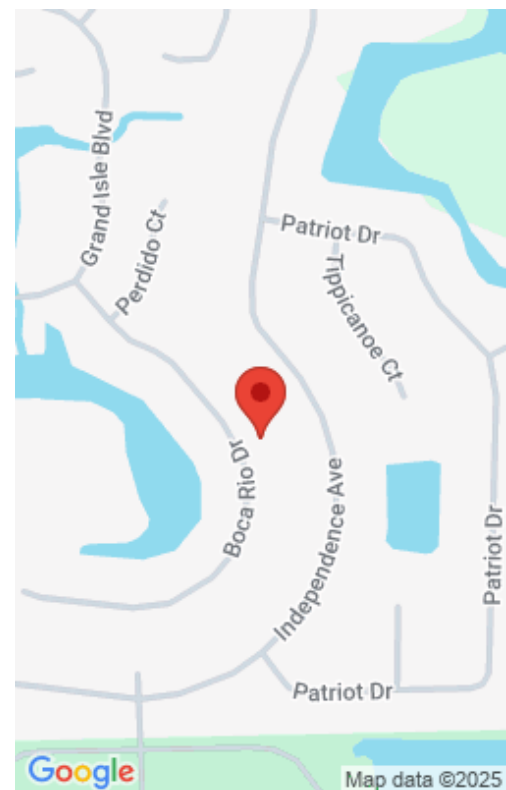
**\$431,000**

## **1545 BOCA RIO DRIVE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

**PRICE IMPROVEMENT** Welcome to your 55+ Community in the Viera's popular location . **MOTIVATED SELLERS!!** This 3 bed 2 bath home has been well taken care off in the gated neighborhood of Grand Isle. This "Chateau" floor plan featured is in demand with a large eat in kitchen, white cabinets, year-round sunroom AND expanded screened [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1793 sq ft





# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 0.17 sq ft  
**Subdivision Name:** Grand Isle Phase 3  
**Lot Size Acres:** 0.17 acres

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Area:** 1793 sq ft  
**Year built:** 2004  
**Bathrooms Full:** 2  
**County:** Brevard



# Building Details

**Construction Materials:** Block, Brick Veneer, Stucco, Brick  
**Heating:** Central, 1  
**Stories:** 1  
**Levels:** One

**Sewer:** Public Sewer  
**Current Use:** Residential  
**Roof:** Shingle



# Amenities & Features



**Laundry Features:** Electric Dryer Hookup, Gas Dryer Hookup, Sink, Washer Hookup

**Utilities:** Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Water Available

**Parking Features:** Garage, Garage Door Opener, Guest, Off Street

**WaterSource:** Public,

**Interior Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Pantry, Walk-In Closet(s), Primary Bathroom - Tub with Shower, Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Breakfast Nook

**Patio And Porch Features:** Patio, Porch, Screened

**Cooling:** Central Air

**Flooring:** Carpet, Tile, Vinyl

**Association Amenities:** Clubhouse, Fitness Center, Maintenance Grounds, Maintenance Structure, Spa/Hot Tub, Tennis Court(s), Management - Off Site, Pool

**Garage Spaces:** 2, 1

**Appliances:** Dryer, Disposal, Dishwasher, Gas Oven, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Washer

**Lot Features:** Few Trees

**Exterior Features:** Storm Shutters

## Fees & Taxes

**Tax Assessed Value:** \$4,909.91

**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, FHA, VA Loan

**Special Listing Conditions:** Standard





# Courtesy of

**List Office Name:** RE/MAX Aerospace Realty

