



**\$499,999**

## **1626 GRAND ISLE BOULEVARD, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Welcome to this stunning 4-bedroom, 3-bath estate home in the premier 55+ community of Grand Isle in Viera, Florida. Meticulously maintained by its owner, this home boasts a newer roof and accordion storm shutters. The oversized two-car garage and lush landscaping add to its impressive curb appeal. Inside, crown molding enhances the elegance of the [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2446 sq ft



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 3 baths	<b>Area:</b> 2446 sq ft
<b>Lot size:</b> 0.22 sq ft	<b>Year built:</b> 2004
<b>Subdivision Name:</b> Grand Isle Phase 2 Viera N PUD Parcel U X	<b>Bathrooms Full:</b> 3
<b>Lot Size Acres:</b> 0.22 acres	<b>County:</b> Brevard

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# Building Details

<b>Construction Materials:</b> Block, Stucco	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Electric, Heat Pump, 1	<b>Current Use:</b> Residential, Single Family
<b>Stories:</b> 1	<b>Roof:</b> Shingle
<b>Levels:</b> One	

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# Amenities & Features



**Laundry Features:** Sink, In Unit

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

**Parking Features:** Attached, Garage, Garage Door Opener

**WaterSource:** Public,

**Interior Features:** Breakfast Bar, Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Breakfast Nook

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

**Cooling:** Central Air, Electric

**Flooring:** Carpet, Tile

**Association Amenities:** Clubhouse, Fitness Center, Gated, Jogging Path, Maintenance Grounds, Park, Shuffleboard Court, Spa/Hot Tub, Management - On Site, Pool

**Garage Spaces:** 2, 1

**Appliances:** Dryer, Disposal, Dishwasher, ENERGY STAR Qualified Freezer, Electric Range, Electric Water Heater, Ice Maker, Microwave, Plumbed For Ice Maker, Refrigerator, Washer

**Lot Features:** Many Trees, Sprinklers In Front, Sprinklers In Rear

**Exterior Features:** Storm Shutters

## Fees & Taxes

**Tax Assessed Value:** \$4,547.54

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Insurance, Maintenance Grounds

## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Kennedy

**Elementary School:** Quest

## Miscellaneous



**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Pets Allowed:** Yes

**List Office Name:** EXP Realty LLC

