



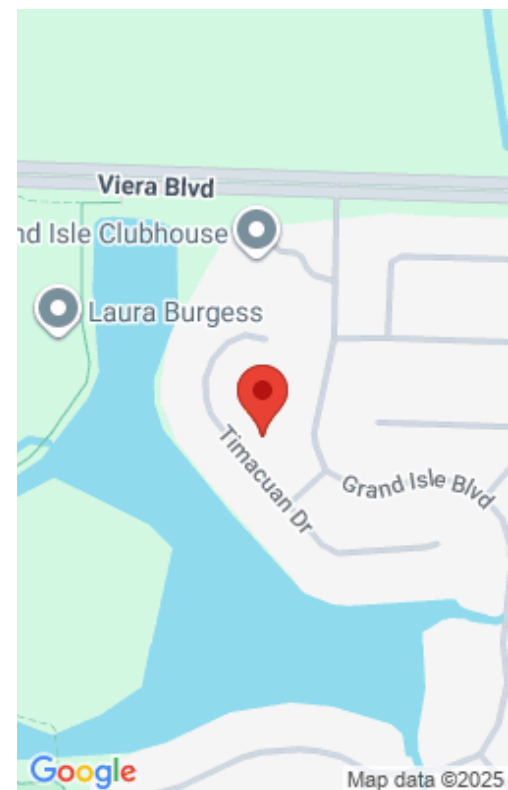
\$420,000

**1634 TIMACUAN DRIVE, MELBOURNE, FL,
32940**

<https://austingarnerrealestate.com>

PRICE IMPROVEMENT! Resort-style living in this beautiful 3 BD, 2 BA & 2 Car Garage home with bonus sitting area off the primary suite, located in a gated 55+ community of Grand Isle in Viera. Featuring luxury vinyl plank flooring throughout, carpeted BD, Corian countertops, this home is both stylish & comfortable. Enjoy peace of [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2018 sq ft



Basics

Category: Residential	Type: Single Family Residence
Status: Active	Bedrooms: 3 beds
Bathrooms: 2 baths	Area: 2018 sq ft
Lot size: 0.14 sq ft	Year built: 2001
Subdivision Name: Grand Isle Phase 1 Viera N PUD Parcel U X	Bathrooms Full: 2
Lot Size Acres: 0.14 acres	Rooms Total: 10
County: Brevard	

Building Details

Building Area Total: 2709 sq ft	Construction Materials: Block, Stone, Stucco
Architectural Style: Ranch, Traditional	Sewer: Public Sewer
Heating: Central, Electric, 1	Current Use: Residential, Single Family
Stories: 1	Roof: Shingle
Levels: One	

Amenities & Features



Laundry Features: Electric Dryer Hookup, Sink, Washer Hookup

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

Parking Features: Attached, Garage, Garage Door Opener

WaterSource: Public,

Interior Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms

Patio And Porch Features: Glass Enclosed, Rear Porch
Cooling: Central Air, Electric

Flooring: Carpet, Laminate, Vinyl

Association Amenities: Clubhouse, Fitness Center, Gated, Jogging Path, Maintenance Grounds, Park, Tennis Court(s), Pickleball, Management - On Site, Pool

Garage Spaces: 2, 1

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

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

Exterior Features: Storm Shutters

Fees & Taxes

Tax Assessed Value: \$2,796.91

Association Fee Frequency: Monthly

Association Fee Includes: Maintenance Grounds

School Information

HighSchool: Viera

Middle Or Junior School: Kennedy

Elementary School: Quest

Miscellaneous

Road Surface Type: Paved

Listing Terms: Cash, Conventional, VA Loan

Special Listing Conditions: Standard

Pets Allowed: Breed Restrictions, Yes





Courtesy of

List Office Name: RE/MAX Elite

