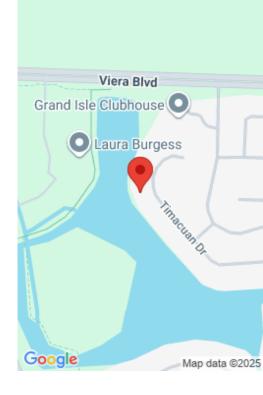


# 1685 TIMACUAN DRIVE, MELBOURNE, FL, 32940

https://austingarnerrealestate.com

Welcome to Your Dream Retreat in a Premier 55+ Gated Community! Situated on a premium lot with breathtaking views of the lake and serene nature preserve, this meticulously maintained and beautifully transformed home offers the perfect blend of comfort, style, and function. This one-of-a-kind floorplan has been thoughtfully reimagined to create light-filled, open living spaces [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2161 sq ft





### **Basics**

Category: Residential Type: Single Family Residence

Status: Active Bedrooms: 3 beds

Bathrooms: 2 baths Area: 2161 sq ft

**Lot size: 0.21** sq ft **Year built:** 2001

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

Lot Size Acres: 0.21 acres County: Brevard

## **Building Details**

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

Stone Veneer

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

Stories: 1 Roof: Shingle

## **Amenities & Features**



**Laundry Features:** Electric Dryer Hookup, Gas Dryer Hookup, In Unit, Washer Hookup

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

Parking Features: Garage

Garage Spaces: 2, 1

**Appliances:** Dishwasher, Electric Range, Microwave, Refrigerator, Tankless Water

Heater

Lot Features: Cul-De-Sac, Sprinklers In

Front, Sprinklers In Rear

**Cooling:** Central Air, Electric

Flooring: Laminate

**Association Amenities:** Barbecue, Clubhouse, Fitness Center, Gated, Park, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Pickleball, Management - On Site, Management - Full Time, Pool

Waterfront Features: Lake Front

WaterSource: Public. 1

Interior Features: Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, In-Law Floorplan, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom -Tub with Separate

Shower, Split Bedrooms

Spa Features: Community, In Ground

#### Fees & Taxes

Tax Assessed Value: \$3,046.22

Association Fee Frequency:
Monthly

Association Fee Includes: Maintenance Grounds,

Maintenance Structure

## **School Information**

HighSchool: Viera Middle Or Junior School: Viera Middle School

**Elementary School:** Quest

## **Miscellaneous**

Listing Terms: Cash, Conventional, VA Loan Special Listing Conditions: Standard

Pets Allowed: Number Limit



## **Courtesy of**

List Office Name: RE/MAX Aerospace Realty

