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**\$524,000**

## **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



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2 baths	<b>Area:</b> 2161 sq ft
<b>Lot size:</b> 0.21 sq ft	<b>Year built:</b> 2001
<b>Subdivision Name:</b> Grand Isle Phase 1 Viera N PUD Parcel U X	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.21 acres	<b>County:</b> Brevard

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# Building Details

<b>Construction Materials:</b> Block, Concrete, Stucco, Stone Veneer	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Central, Electric, 1	<b>Current Use:</b> Residential, Single Family
<b>Stories:</b> 1	<b>Roof:</b> Shingle

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# 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

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## Fees & Taxes

**Tax Assessed Value:** \$3,046.22

**Association Fee Frequency:** Monthly

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

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## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Viera Middle School

**Elementary School:** Quest

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## Miscellaneous

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

**Pets Allowed:** Number Limit





# Courtesy of

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

