



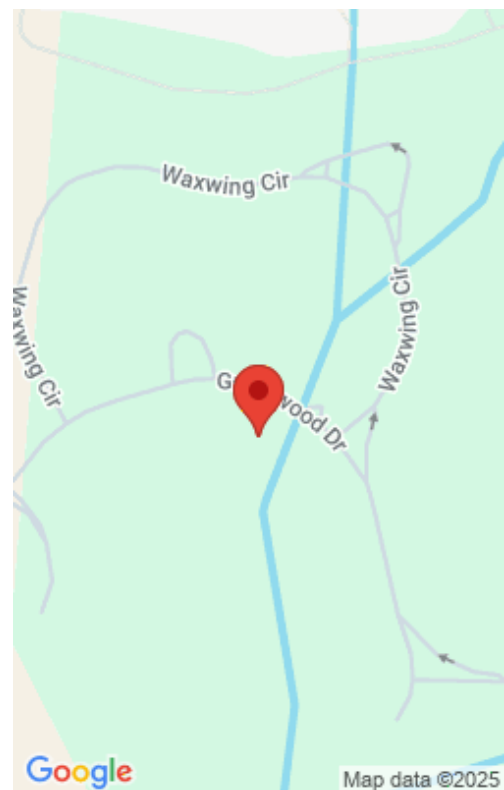
## 1715 GRACEWOOD DRIVE, MELBOURNE, FL, 32940

<https://austingarnerrealestate.com>

Magnificent New Construction! This Coastal Carolina style home, unlike any other in Viera, boasts 5 bedrooms, 4.5 baths, plus an office, with 4,069 square feet under air. State of the art finishes throughout, this home exemplifies Coastal Luxury. Sizable front porch beckons southern hospitality and is the perfect space to welcome your guests with a [...]

**\$2,596,900**

- 5 beds
- 5 baths
- Single Family Residence
- Residential
- Active
- 4069 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 5 baths  
**Lot size:** 0.52 sq ft  
**Subdivision Name:** ARIPEKA AT VIERA PHASE 1  
**Lot Size Acres:** 0.52 acres

**Type:** Single Family Residence  
**Bedrooms:** 5 beds  
**Area:** 4069 sq ft  
**Year built:** 2025  
**Bathrooms Full:** 4  
**County:** Brevard

# Building Details

**Construction Materials:** Block, Frame, Composition Siding  
**Sewer:** Public Sewer  
**Current Use:** Residential, Single Family  
**Roof:** Metal, Tile

**Architectural Style:** Traditional  
**Heating:** Central, 1  
**Stories:** 2  
**Levels:** Two

# Amenities & Features



**Laundry Features:** Gas Dryer Hookup, Lower Level, Sink, Washer Hookup

**Flooring:** Carpet, Tile, Wood

**Association Amenities:** Clubhouse, Gated, Jogging Path, Park, Playground, Management - Developer

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

**Fireplace Features:** Free Standing, Gas, Outside

**WaterSource:** Private, 1

**Interior Features:** Built-in Features, Entrance Foyer, Eat-in Kitchen, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Guest Suite

**Spa Features:** In Ground

**Exterior Features:** Balcony, Fire Pit, Outdoor Kitchen, Impact Windows

**Cooling:** Central Air

**Pool Features:** Fenced, In Ground

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

**Fencing:** Fenced

**Waterfront Features:** Lake Front

**Garage Spaces:** 3, 1

**Appliances:** Convection Oven, Disposal, Double Oven, Freezer, Gas Range, Ice Maker, Microwave, Refrigerator, Tankless Water Heater, Wine Cooler

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

**Patio And Porch Features:** Covered, Front Porch, Patio, Porch, Rear Porch

**Fireplaces Total:** 2

---

## Fees & Taxes

**Tax Assessed Value:** \$3,175.30

**Association Fee Frequency:** Annually

---

## School Information

**HighSchool:** Viera

**Middle Or Junior School:** DeLaura

**Elementary School:** Viera





# Miscellaneous

**Road Surface Type:** Paved                      **Listing Terms:** Cash, Conventional, VA Loan  
**Special Listing Conditions:** Standard



# Courtesy of

**List Office Name:** Joyal Enterprises, Inc

