



**\$1,999,900**

## **1746 GRACEWOOD DRIVE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Welcome to this stunning Award Winning Model Home in the highly sought-after Aripeka at Viera, where luxury, comfort, and beautiful views come together effortlessly. This home is designed to impress with it's first floor primary retreat and study, plus 3 generously sized bedrooms and a loft upstairs, 3.5 bathrooms, and a spacious 3 car garage. [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 3622 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 4 baths  
**Lot size:** 0.31 sq ft  
**Subdivision Name:** ARIPEKA AT VIERA PHASE 1  
**Lot Size Acres:** 0.31 acres  
**County:** Brevard

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Area:** 3622 sq ft  
**Year built:** 2025  
**Bathrooms Full:** 3  
**Zoning:** Residential

# Building Details

<b>Building Area Total:</b> 5161 sq ft	<b>Construction Materials:</b> Block, Stucco, Composition Siding
<b>Architectural Style:</b> Contemporary	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Central, 1	<b>Current Use:</b> Residential, Single Family
<b>Stories:</b> 2	<b>Roof:</b> Metal
<b>Levels:</b> Two	

# Amenities & Features



**Pool Features:** In Ground, Screen Enclosure, Salt Water

**Flooring:** Carpet, Tile, Wood

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

**Waterfront Features:** Lake Front

**Garage Spaces:** 3, 1

**Appliances:** Electric Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Gas Cooktop, Gas Water Heater, Ice Maker, Microwave, Tankless Water Heater

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

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

**Cooling:** Central Air

**Electric:** 200+ Amp Service, Underground

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

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

**Fireplace Features:** Double Sided, Electric

**WaterSource:** Public, 1

**Interior Features:** His and Hers Closets, Kitchen Island, Primary Downstairs, Smart Home, Smart Thermostat, Primary Bathroom - Shower No Tub, Butler Pantry, Guest Suite, Jack and Jill Bath

**Spa Features:** Heated, In Ground

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

## Fees & Taxes

**Tax Assessed Value:** \$3,140.77

**Association Fee Frequency:** Annually

## School Information

**HighSchool:** Viera

**Elementary School:** Viera

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

## Miscellaneous

**Road Surface Type:** Paved

**Special Listing Conditions:** Owner Licensed RE

**Listing Terms:** Cash, Conventional, Lease Back, VA Loan





# Courtesy of

**List Office Name:** Lifestyle Homes R.E. LLC

