



**\$2,199,000**

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

<https://austingarnerrealestate.com>

Welcome to this stunning 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. Every inch of [...]

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



# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 4 baths	<b>Area:</b> 3622 sq ft
<b>Lot size:</b> 0.31 sq ft	<b>Year built:</b> 2025
<b>Subdivision Name:</b> ARIPEKA AT VIERA PHASE 1	<b>Bathrooms Full:</b> 3
<b>Lot Size Acres:</b> 0.31 acres	<b>Zoning:</b> Residential
<b>County:</b> Brevard	

# 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



<b>Pool Features:</b> In Ground, Screen Enclosure, Salt Water	<b>Electric:</b> 200+ Amp Service, Underground
<b>Flooring:</b> Carpet, Tile, Wood	<b>Utilities:</b> Cable Available, Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected
<b>Association Amenities:</b> Clubhouse, Gated, Jogging Path, Park, Playground, Management - Developer	<b>Parking Features:</b> Garage, Garage Door Opener
<b>Waterfront Features:</b> Lake Front	<b>Fireplace Features:</b> Double Sided, Electric
<b>Garage Spaces:</b> 3, 1	<b>WaterSource:</b> Public, 1
<b>Appliances:</b> 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	<b>Interior Features:</b> 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
<b>Lot Features:</b> Many Trees, Sprinklers In Front, Sprinklers In Rear	<b>Spa Features:</b> Heated, In Ground
<b>Patio And Porch Features:</b> Covered, Screened	<b>Exterior Features:</b> Balcony, Outdoor Kitchen, Impact Windows
<b>Cooling:</b> Central Air	

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## Fees & Taxes

<b>Tax Assessed Value:</b> \$3,140.77	<b>Association Fee Frequency:</b> Annually
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## School Information

<b>HighSchool:</b> Viera	<b>Middle Or Junior School:</b> DeLaura
<b>Elementary School:</b> Viera	

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## Miscellaneous

<b>Road Surface Type:</b> Paved	<b>Listing Terms:</b> Cash, Conventional, Lease Back, VA Loan
<b>Special Listing Conditions:</b> Owner Licensed RE	





# Courtesy of

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

