



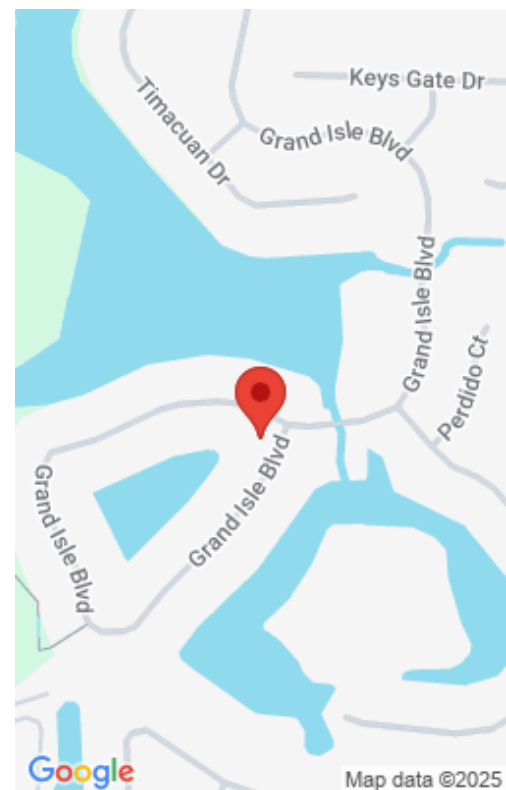
**\$499,000**

## **1767 GRAND ISLE BOULEVARD, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Nestled in a close-knit, active 55+ gated community, this stunning estate home offers the perfect blend of luxury & comfort. Situated on a desirable corner lot, the home features a three-car garage & a bright, open floor plan. The spacious kitchen showcases crisp white cabinets, a natural gas range, and ample counter space, ideal for [...]

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2204 sq ft



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 2 baths	<b>Area:</b> 2204 sq ft
<b>Lot size:</b> 0.33 sq ft	<b>Year built:</b> 2003
<b>Subdivision Name:</b> Grand Isle Phase 2 Viera N PUD Parcel U X	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.33 acres	<b>County:</b> Brevard

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# Building Details

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

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# Amenities & Features



**Laundry Features:** In Unit

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

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

**WaterSource:** Public,

**Interior Features:** Breakfast Bar, Ceiling Fan(s), Entrance Foyer, Kitchen Island, Open Floorplan, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms

**Window Features:** Skylight(s)

**Patio And Porch Features:** Covered, Glass Enclosed, Porch, Rear Porch, Screened

**Cooling:** Central Air

**Flooring:** Carpet, Tile

**Association Amenities:** Barbecue, Clubhouse, Fitness Center, Gated, Jogging Path, Maintenance Grounds, Park, Shuffleboard Court, Security, Tennis Court(s), Pickleball, Management - On Site, Management - Full Time, Pool

**Garage Spaces:** 3, 1

**Appliances:** Dryer, Dishwasher, Gas Range, Gas Water Heater, Microwave, Refrigerator, Washer

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

**Spa Features:** Community, Heated, In Ground

**Exterior Features:** Storm Shutters

## Fees & Taxes

**Tax Assessed Value:** \$2,642.32

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

**Association Fee Frequency:** Monthly

## School Information

**HighSchool:** Viera

**Elementary School:** Quest

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

## Miscellaneous



**Listing Terms:** Cash, Conventional, VA Loan **Special Listing Conditions:** Standard  
**Pets Allowed:** Number Limit

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## Courtesy of

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

