



**\$1,800,000**

## **6314 MODERN DURAN DRIVE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Nestled in the sought after Modern Duran community, this stunning 5BD,, 4BA pool home is the epitome of contemporary luxury. Designed with clean lines and high end finishes, this property offers a seamless blend of elegance and functionality. As you step inside, you're greeted by an open-concept floor plan bathed in natural light from the [...]

- 5 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 3478 sq ft



# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 5 beds
<b>Bathrooms:</b> 4 baths	<b>Area:</b> 3478 sq ft
<b>Lot size:</b> 0.25 sq ft	<b>Year built:</b> 2018
<b>Subdivision Name:</b> Modern Duran	<b>Bathrooms Full:</b> 4
<b>Lot Size Acres:</b> 0.25 acres	<b>County:</b> Brevard

# Building Details

<b>Construction Materials:</b> Concrete, Stucco	<b>Architectural Style:</b> Contemporary, Mid-Century Modern
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, Electric, 1
<b>Current Use:</b> Residential, Single Family	<b>Stories:</b> 2
<b>Roof:</b> Membrane	<b>Levels:</b> Two

# Amenities & Features



<b>Laundry Features:</b> Lower Level	<b>Pool Features:</b> Gas Heat, In Ground, Salt Water
<b>Flooring:</b> Laminate, Marble, Wood	<b>Utilities:</b> Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
<b>Fencing:</b> Wrought Iron	<b>Parking Features:</b> Attached, Garage, Garage Door Opener
<b>Garage Spaces:</b> 2, 1	<b>WaterSource:</b> Public,
<b>Appliances:</b> Dryer, Disposal, Dishwasher, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Washer	<b>Interior Features:</b> Built-in Features, Ceiling Fan(s), His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Smart Thermostat, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Breakfast Nook, Jack and Jill Bath
<b>Lot Features:</b> On Golf Course, Sprinklers In Front, Sprinklers In Rear, Dead End Street	<b>Patio And Porch Features:</b> Covered, Porch, Rear Porch, Screened
<b>Exterior Features:</b> Outdoor Kitchen, Impact Windows	<b>Cooling:</b> Central Air, Electric

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## Fees & Taxes

<b>Tax Assessed Value:</b> \$14,625.30	<b>Association Fee Frequency:</b> Quarterly
<b>Association Fee Includes:</b> Maintenance Grounds	

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## School Information

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

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## Miscellaneous

<b>Road Surface Type:</b> Asphalt	<b>Listing Terms:</b> Cash, Conventional, VA Loan
<b>Special Listing Conditions:</b> Standard	<b>Pets Allowed:</b> Yes





# Courtesy of

List Office Name: RE/MAX Elite

