



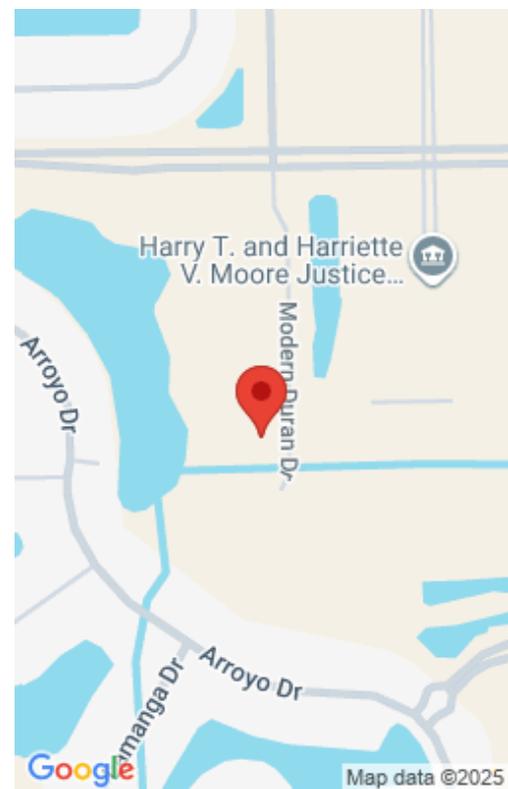
**\$1,600,000**

## **6434 MODERN DURAN DRIVE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

EXTRAORDINARY INCENTIVE! BUILDER PAYS FOR 3YRS OF HOA DUES!!! This mid-century modern masterpiece is a contemporary showstopper! BRAND-NEW CONSTRUCTION boasts expansive impact-rated windows & sliders framing views of the esteemed Duran Golf Course, a glittery lake & a fountain pool/spa. Towering ceilings soar over stunning wood-look floors that unite open-concept living & dining. White quartz [...]

- 4 beds
- 5 baths
- Single Family Residence
- Residential
- Active
- 2850 sq ft



---

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 5 baths

**Lot size:** 0.2 sq ft

**Subdivision Name:** Modern Duran

**Lot Size Acres:** 0.2 acres

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 2850 sq ft

**Year built:** 2024

**Bathrooms Full:** 3

**County:** Brevard

---

## Building Details

**Construction Materials:** Block, Concrete **Architectural Style:** Contemporary, Mid-Century Modern

**Sewer:** Public Sewer

**Heating:** Central, Electric, 1

**Current Use:** Residential, Single Family

**Stories:** 1

**Roof:** Membrane

**Levels:** One

---

## Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Pool Features:** Fenced, In Ground, Waterfall

**Flooring:** Carpet, Tile

**Utilities:** Electricity Connected, Sewer Connected, Water Connected

**Fencing:** Back Yard

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

**Garage Spaces:** 3, 1

**WaterSource:** Public,

**Appliances:** Disposal, Dishwasher, Electric Cooktop, Electric Oven, Freezer, Gas Range, Microwave, Refrigerator, Tankless Water Heater

**Interior Features:** Breakfast Bar, Built-in Features, Entrance Foyer, Kitchen Island, Open Floorplan, Pantry, Smart Thermostat, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Guest Suite, Jack and Jill Bath

**Lot Features:** Few Trees, On Golf Course

**Spa Features:** In Ground, Private

**Exterior Features:** Impact Windows

**Cooling:** Central Air, Electric



---

## Fees & Taxes

**Tax Assessed Value:** \$1,528.32

**Association Fee Frequency:**  
Annually

**Association Fee Includes:** Maintenance Grounds, Other

---

## Miscellaneous

**Road Surface Type:** Paved

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

**Special Listing Conditions:** Standard

---

## Courtesy of

**List Office Name:** Compass Florida, LLC

