



**\$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

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 5 baths	<b>Area:</b> 2850 sq ft
<b>Lot size:</b> 0.2 sq ft	<b>Year built:</b> 2024
<b>Subdivision Name:</b> Modern Duran	<b>Bathrooms Full:</b> 3
<b>Lot Size Acres:</b> 0.2 acres	<b>County:</b> Brevard

# Building Details

<b>Construction Materials:</b> Block, Concrete	<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> 1
<b>Roof:</b> Membrane	<b>Levels:</b> One

# Amenities & Features

<b>Laundry Features:</b> Electric Dryer Hookup, Washer Hookup	<b>Pool Features:</b> Fenced, In Ground, Waterfall
<b>Flooring:</b> Carpet, Tile	<b>Utilities:</b> Electricity Connected, Sewer Connected, Water Connected
<b>Fencing:</b> Back Yard	<b>Parking Features:</b> Attached, Garage, Garage Door Opener
<b>Garage Spaces:</b> 3, 1	<b>WaterSource:</b> Public,
<b>Appliances:</b> Disposal, Dishwasher, Electric Cooktop, Electric Oven, Freezer, Gas Range, Microwave, Refrigerator, Tankless Water Heater	<b>Interior Features:</b> 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
<b>Lot Features:</b> Few Trees, On Golf Course	<b>Spa Features:</b> In Ground, Private
<b>Exterior Features:</b> Impact Windows	<b>Cooling:</b> Central Air, Electric



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## Fees & Taxes

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

**Association Fee Frequency:**  
Annually

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

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## Miscellaneous

**Road Surface Type:** Paved

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

**Special Listing Conditions:** Standard

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## Courtesy of

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

