



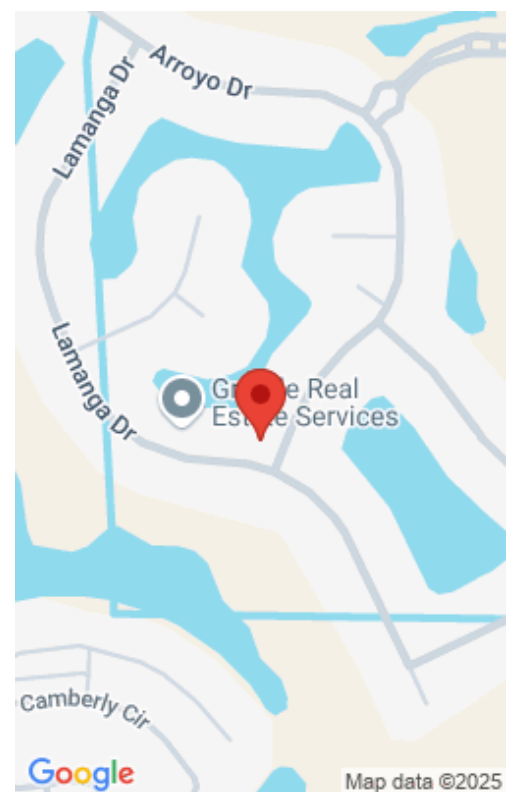
**\$1,450,000**

## **6796 ARROYO DRIVE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

This stunning 4 bedroom, 3 ½ Bath, 3 Car Garage, pool home is situated in the exclusive, gated Fairway Lakes community of Viera. Nestled on a corner lot, the home offers beautiful lake views. The dramatic entrance, highlighted by leaded glass doors, sets the stage for the impressive interior beyond. Inside, the spacious great room [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 3476 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> 4 baths	<b>Area:</b> 3476 sq ft
<b>Lot size:</b> 0.34 sq ft	<b>Year built:</b> 2016
<b>Subdivision Name:</b> Fairway Lakes at Viera Phase I	<b>Bathrooms Full:</b> 3
<b>Lot Size Acres:</b> 0.34 acres	<b>Rooms Total:</b> 12
<b>Zoning:</b> Residential	<b>County:</b> Brevard

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# Building Details

<b>Construction Materials:</b> Block, Stucco	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Central, Electric, Zoned, 1	<b>Current Use:</b> Residential, Single Family
<b>Stories:</b> 2	<b>Roof:</b> Tile
<b>Levels:</b> Two	

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# Amenities & Features



**Laundry Features:** Lower Level, Sink

**Electric:** 200+ Amp Service

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

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

**Garage Spaces:** 3, 1

**Appliances:** Disposal, Electric Cooktop, Electric Oven, ENERGY STAR Qualified Washer, ENERGY STAR Qualified Dryer, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Wine Cooler, Water Softener Owned

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

**Patio And Porch Features:** Rear Porch, Screened

**Cooling:** Central Air, Electric

**Pool Features:** Electric Heat, Heated, In Ground, Screen Enclosure, Salt Water, Waterfall

**Flooring:** Carpet, Tile, Vinyl

**Association Amenities:** Basketball Court, Golf Course, Gated, Playground, Pickleball

**Fireplace Features:** Electric

**WaterSource:** Public,

**Interior Features:** Built-in Features, Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Smart Thermostat, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Jack and Jill Bath, Other

**Spa Features:** Above Ground, Heated, Private

**Exterior Features:** Outdoor Kitchen, Storm Shutters

## Fees & Taxes

**Tax Assessed Value:** \$7,893.02

**Association Fee Frequency:** Semi-Annually

## School Information

**HighSchool:** Viera

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

**Elementary School:** Quest

## Miscellaneous



**Road Surface Type:** Asphalt

**Special Listing Conditions:** Standard, Owner  
Licensed RE

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

**Pets Allowed:** Yes

Courtesy of

List Office Name: Sun Wave Real Estate, LLC

