



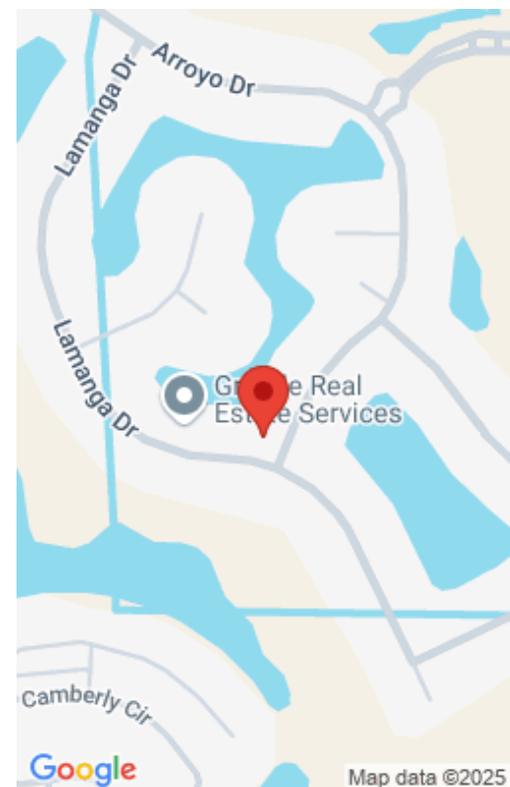
\$1,450,000

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



Basics

Category: Residential

Status: Active

Bathrooms: 4 baths

Lot size: 0.34 sq ft

Subdivision Name: Fairway Lakes at Viera Phase I

Lot Size Acres: 0.34 acres

Zoning: Residential

Type: Single Family Residence

Bedrooms: 4 beds

Area: 3476 sq ft

Year built: 2016

Bathrooms Full: 3

Rooms Total: 12

County: Brevard

Building Details

Construction Materials: Block, Stucco

Heating: Central, Electric, Zoned, 1

Stories: 2

Levels: Two

Sewer: Public Sewer

Current Use: Residential, Single Family

Roof: Tile

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

Listing Terms: Cash, Conventional, FHA,
VA Loan

Special Listing Conditions: Standard, Owner
Licensed RE

Pets Allowed: Yes

Courtesy of

List Office Name: Sun Wave Real Estate, LLC

