



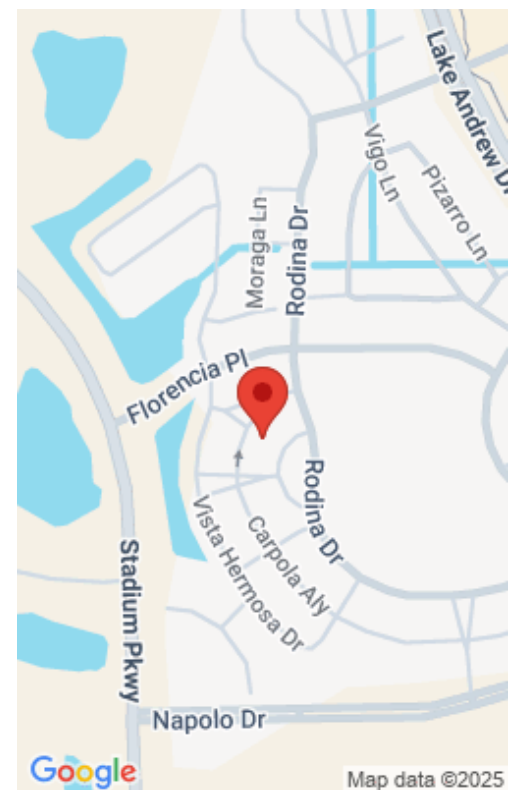
**\$819,900**

## 7072 MERCADO LANE, MELBOURNE, FL, 32940

<https://austingarnerrealestate.com>

Highly motivated sellers! Welcome to this stunning 4-bedroom, 4.5-bathroom home nestled in the highly sought-after Arrivas Village community of Viera! The bonus room with it's own stairway access and full bathroom is well suited for multi-generational living. With low HOA fees and virtually no outside maintenance, this home offers the perfect alternative to condo living. [...]

- 4 beds
- 5 baths
- Single Family Residence
- Residential
- Active
- 3446 sq ft



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# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 5 baths

**Lot size:** 0.16 sq ft

**Subdivision Name:** Arrivas Village - Phase 2

**Lot Size Acres:** 0.16 acres

**County:** Brevard

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 3446 sq ft

**Year built:** 2019

**Bathrooms Full:** 4

**Zoning:** Residential

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# Building Details

**Construction Materials:** Block, Frame, Stucco

**Sewer:** Public Sewer

**Current Use:** Residential, Single Family

**Roof:** Tile

**Architectural Style:** Spanish

**Heating:** Central, Electric, 1

**Stories:** 2

**Levels:** Two

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# Amenities & Features



**Laundry Features:** Electric Dryer Hookup, Sink, In Unit, Upper Level

**Flooring:** Carpet, Tile

**Association Amenities:** Dog Park, Maintenance Grounds, Playground, Pool

**Parking Features:** Additional Parking, Attached, Garage, Garage Door Opener, Off Street, On Street

**WaterSource:** Public,

**Interior Features:** Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, His and Hers Closets, Open Floorplan, Primary Downstairs, Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Guest Suite

**Patio And Porch Features:** Covered, Porch, Screened, Side Porch

**Cooling:** Central Air, Electric, Multi Units

**Electric:** Underground

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

**Fencing:** Wrought Iron

**Garage Spaces:** 2.5, 1

**Appliances:** Dishwasher, Electric Oven, Gas Water Heater, Induction Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer, Water Softener Owned

**Lot Features:** Sprinklers In Front, Sprinklers In Rear, Zero Lot Line

**Exterior Features:** Balcony, Courtyard, Storm Shutters, Impact Windows

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## Fees & Taxes

**Tax Assessed Value:** \$8,763.28

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Maintenance Grounds

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## School Information

**HighSchool:** Viera

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

**Elementary School:** Quest

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## Miscellaneous



**Road Surface Type:** Asphalt, Paved    **Listing Terms:** Cash, Conventional, FHA, VA Loan  
**Special Listing Conditions:** Standard    **Pets Allowed:** Cats OK, Dogs OK

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## Courtesy of

**List Office Name:** Real Broker, LLC

