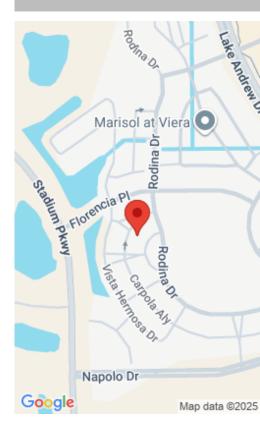


### 7072 MERCADO LANE, MELBOURNE, FL, 32940

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





## **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

# **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

# **Amenities & Features**



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

In Unit, Upper Level

Flooring: Carpet, Tile

**Electric:** Underground

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

Natural Gas Available, Sewer Available, Sewer Connected, Water Available, Water

Connected

**Association Amenities:** Dog Park, Maintenance

Grounds, Playground, Pool

WaterSource: Public.

Parking Features: Additional Parking, Attached,

Garage Spaces: 2.5, 1

Fencing: Wrought Iron

Garage, Garage Door Opener, Off Street, On Street

Appliances: Dishwasher, Electric Oven, Gas

Water Heater, Induction Cooktop,

Microwave, Refrigerator, Tankless Water Heater, Washer, Water Softener Owned

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

In Rear, Zero Lot Line

Patio And Porch Features: Covered, Porch,

Screened, Side Porch

Cooling: Central Air, Electric, Multi Units

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

#### Fees & Taxes

Tax Assessed Value: \$8,763.28 Association Fee Frequency: Quarterly

**Association Fee Includes:** Maintenance Grounds

## **School Information**

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

**Elementary School: Quest** 

# **Miscellaneous**



Road Surface Type: Asphalt, Paved Listing Terms: Cash, Conventional, FHA, VA Loan

Special Listing Conditions: Standard Pets Allowed: Cats OK, Dogs OK

# **Courtesy of**

List Office Name: Real Broker, LLC

