



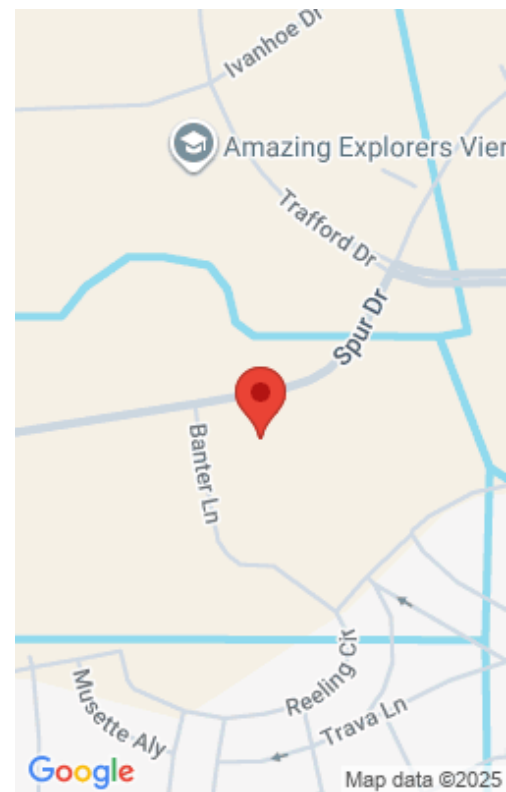
**\$604,360**

## **7750 ALLURE DRIVE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

This elegant and spacious Merida II features 4 bedrooms, a large great room with 9' slider and open kitchen and cafe overlooking a generous lanai and courtyard.

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 2303 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> 2303 sq ft
<b>Lot size:</b> 0.09 sq ft	<b>Year built:</b> 2025
<b>Subdivision Name:</b> Reeling Park	<b>Bathrooms Full:</b> 3
<b>Lot Size Acres:</b> 0.09 acres	<b>County:</b> Brevard

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# Building Details

<b>Construction Materials:</b> Block, Other, Stucco	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Central, 1	<b>Current Use:</b> Residential, Single Family
<b>Stories:</b> 2	

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# Amenities & Features

<b>Laundry Features:</b> Electric Dryer Hookup, Washer Hookup	<b>Flooring:</b> Carpet, Tile
<b>Utilities:</b> Other	<b>Parking Features:</b> Attached, Garage
<b>Garage Spaces:</b> 2, 1	<b>WaterSource:</b> Public,
<b>Appliances:</b> Convection Oven, Dishwasher, Gas Range	<b>Interior Features:</b> Entrance Foyer, His and Hers Closets, Pantry, Walk-In Closet(s), Primary Bathroom - Shower No Tub, Split Bedrooms, Jack and Jill Bath
<b>Lot Features:</b> Other	<b>Exterior Features:</b> Balcony, Courtyard
<b>Cooling:</b> Central Air	

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# Fees & Taxes

<b>Tax Assessed Value:</b> \$233.39	<b>Association Fee Frequency:</b> Quarterly
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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:** Paved                      **Listing Terms:** Cash, Conventional, FHA, VA Loan  
**Special Listing Conditions:** Standard

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## Courtesy of

**List Office Name:** Viera Builders Realty, Inc.

