

\$2,596,900 - 1715 Gracewood Drive, Melbourne

MLS® #1038608

\$2,596,900

5 Bedroom, 5.00 Bathroom, 4,069 sqft

Residential on 0.52 Acres

ARIPEKA AT VIERA PHASE 1, Melbourne, FL

Magnificent New Construction! This Coastal Carolina style home, unlike any other in Viera, boasts 5 bedrooms, 4.5 baths, plus an office, with 4,069 square feet under air. State of the art finishes throughout, this home exemplifies Coastal Luxury. Sizable front porch beckons southern hospitality and is the perfect space to welcome your guests with a cold lemonade and a light rock in a swing. Chefs kitchen, main living area and dining room all overlook a stunning backyard oasis that includes pool and spa, immense summer kitchen, outdoor gas burning fireplace and lush landscaping that embraces the largest lake in Aripeka, perfect for entertaining! The ground floor boasts the master suite, office, a guest suite with full bath, plus a half bath with access to pool area. Second floor enjoys the family room with a balcony to welcome in a sea breeze, 3 bedrooms and 2 baths. The detached 3 car garage and the home front elevation is adorned with natural gas Coach lighting for added charm. Hurricane Impact windows and French doors throughout the home invite in the natural sunlight enhancing the overall visual appeal. This .52 acre Viera, FL home site is close to schools, dog park, shopping and so many great restaurants. One year full builder warranty plus a 10 year structural warranty. Additional warranty on HVAC, appliances, electrical wiring, roof and more. This move-in ready new construction masterpiece offers a rare opportunity to live in one of Viera's most



exclusive communities without the build time!

Built in 2025

Essential Information

MLS® #	1038608
Price	\$2,596,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,069
Acres	0.52
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	1715 Gracewood Drive
Area	217 - Viera West of I 95
Subdivision	ARIPEKA AT VIERA PHASE 1
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Clubhouse, Gated, Jogging Path, Management - Developer, Park, Playground
Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking	Garage, Garage Door Opener
# of Garages	3
View	Lake, Pool, Water
Is Waterfront	Yes
Waterfront	Lake Front

Has Pool	Yes
Pool	Fenced, In Ground

Interior

Interior Features	Built-in Features, Eat-in Kitchen, Entrance Foyer, Guest Suite, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom -Tub with Separate Shower, Primary Downstairs, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Convection Oven, Disposal, Double Oven, Freezer, Gas Range, Ice Maker, Microwave, Refrigerator, Tankless Water Heater, Wine Cooler
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Free Standing, Gas, Outside
# of Stories	2
Stories	Two

Exterior

Exterior	Block, Frame, Composition Siding
Exterior Features	Balcony, Fire Pit, Outdoor Kitchen, Impact Windows
Lot Description	Sprinklers In Front, Sprinklers In Rear
Roof	Metal, Tile
Construction	Block, Frame, Composition Siding

School Information

Elementary	Viera
Middle	DeLaura
High	Viera

Additional Information

HOA Fees	1760
HOA Fees Freq.	Annually

Listing Details

Listing Office	Joyal Enterprises, Inc
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