

\$515,000 - 1685 Timacuan Drive, Melbourne

MLS® #1046914

\$515,000

3 Bedroom, 2.00 Bathroom, 2,161 sqft

Residential on 0.21 Acres

Grand Isle Phase 1 Viera N PUD Parcel U X,
Melbourne, FL

Welcome to Your Dream Retreat in a Premier 55+ Gated Community! Situated on a premium lot with breathtaking views of the lake and serene nature preserve, this meticulously maintained and beautifully transformed home offers the perfect blend of comfort, style, and function. This one-of-a-kind floorplan has been thoughtfully reimagined to create light-filled, open living spaces that showcase stunning water vistas at every turn. A charming garden room extends your living area, offering a peaceful spot to enjoy morning coffee or unwind in the evenings as you watch the sunlight dance across the lake. Step into the fully updated kitchen, where crisp white wood cabinetry and brand-new stainless-steel appliances shine, and the open layout makes cooking and entertaining a breeze. Throughout the entire home, rich wood-look flooring—completely carpet-free—adds a touch of sophistication and continuity. The updated bathrooms feature stylish new vanities, contemporary lighting, and elegant mirrors, giving each space a fresh and spa-like feel. A standout feature of this home is the unique configuration of the guest rooms. Opened up to create a spacious in-law suite, this flexible living arrangement offers privacy and versatility for extended family, guests, or even a home office setup. Located in an active and welcoming 55+ community, residents enjoy not only beautiful surroundings and vibrant amenities, but also worry-free exterior



maintenance. The HOA takes care of all lawn care, including irrigation, and even paints the exterior of the home so you can spend your time enjoying life instead of managing upkeep. Don't miss your chance to own this rare gem with unmatched views, thoughtful upgrades, and effortless living - schedule your private showing today!

Built in 2001

Essential Information

MLS® #	1046914
Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,161
Acres	0.21
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1685 Timacuan Drive
Area	216 - Viera/Suntree N of Wickham
Subdivision	Grand Isle Phase 1 Viera N PUD Parcel U X
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Barbecue, Clubhouse, Fitness Center, Gated, Management - Full Time, Park, Pickleball, Pool, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Management - On Site
Utilities	Cable Available, Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected
Parking	Garage

# of Garages	2
View	Lake, Protected Preserve
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, In-Law Floorplan, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Tankless Water Heater
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1

Exterior

Exterior	Block, Concrete, Stone Veneer, Stucco
Lot Description	Cul-De-Sac, Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Block, Concrete, Stone Veneer, Stucco

School Information

Elementary	Quest
Middle	Viera Middle School
High	Viera

Additional Information

HOA Fees	309.9
HOA Fees Freq.	Monthly

Listing Details

Listing Office	RE/MAX Aerospace Realty
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