

\$424,000 - 1545 Boca Rio Drive, Melbourne

MLS® #1047099

\$424,000

3 Bedroom, 2.00 Bathroom, 1,793 sqft

Residential on 0.17 Acres

Grand Isle Phase 3, Melbourne, FL

PRICE IMPROVEMENT Welcome to your 55+ Community in the Viera's popular location . MOTIVATED SELLERS!! This 3 bed 2 bath home has been well taken care off in the gated neighborhood of Grand Isle. This "Chateau" floor plan featured is in demand with a large eat in kitchen, white cabinets, year-round sunroom AND expanded screened lanai! FRESHLY painted interior-dining living room and owners suite . Newer A/C 2020, newer gas hot water heater 2021, Accordion hurricane shutters 2019, plantation shutters in kitchen and NDR, vinyl plank in guest room. Owner's ensuite has garden tub and shower, double sinks, and large walk-in closet. The front of home has stone around the windows, vaulted ceilings and tile throughout main living area and sunroom! HOA covers clubhouse, pool/spa, tennis/pickle ball, bocce, gym, PLUS all landscaping, even exterior house painting! Conveniently located to I-95, shopping, restaurants, golf courses, cruise port, ocean beaches and 60 minutes to Orland

Built in 2004

Essential Information

MLS® #	1047099
Price	\$424,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,793
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1545 Boca Rio Drive
Area	216 - Viera/Suntree N of Wickham
Subdivision	Grand Isle Phase 3
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Clubhouse, Fitness Center, Maintenance Grounds, Maintenance Structure, Management - Off Site, Pool, Spa/Hot Tub, Tennis Court(s)
Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Water Available
Parking	Garage, Garage Door Opener, Guest, Off Street
# of Garages	2
View	Trees/Woods

Interior

Interior Features	Breakfast Bar, Breakfast Nook, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Pantry, Primary Bathroom - Tub with Shower, Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Oven, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Exterior	Block, Brick, Brick Veneer, Stucco
Exterior Features	Storm Shutters

Lot Description	Few Trees
Roof	Shingle
Construction	Block, Brick, Brick Veneer, Stucco

School Information

Elementary	Quest
Middle	Kennedy
High	Viera

Additional Information

HOA Fees	299
HOA Fees Freq.	Monthly

Listing Details

Listing Office	RE/MAX Aerospace Realty
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