

\$415,000 - 1634 Timacuan Drive, Melbourne

MLS® #1048020

\$415,000

3 Bedroom, 2.00 Bathroom, 2,018 sqft

Residential on 0.14 Acres

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

PRICE IMPROVEMENT! Resort-style living in this beautiful 3 BD, 2 BA & 2 Car Garage home with bonus sitting area off the primary suite, located in a gated 55+ community of Grand Isle in Viera. Featuring luxury vinyl plank flooring throughout, carpeted BD, Corian countertops, this home is both stylish & comfortable. Enjoy peace of mind with accordion hurricane shutter on all windows, a new roof (2023), & offers a gas water heater. The enclosed back porch overlooks a serene park with private hedge, perfect for relaxing with your morning coffee or enjoying an evening breeze. The community offers a clubhouse, fitness center, resort-style pool, tennis, pickle ball courts, walking trails, & parks—just minutes from Viera East Golf Course. Live the Florida lifestyle you deserve...low maintenance living with all the benefits of an active, social lifestyle. Move in Ready!! Only 15 minutes to beaches & 40 minutes to Orlando. Within 5 min. to shopping, restaurants & medical facilities

Built in 2001

Essential Information

MLS® #	1048020
Price	\$415,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	2,018
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Traditional
Status	Active

Community Information

Address	1634 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	Clubhouse, Fitness Center, Gated, Jogging Path, Maintenance Grounds, Park, Pickleball, Pool, Tennis Court(s), Management - On Site
Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking	Attached, Garage, Garage Door Opener
# of Garages	2
View	Other

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Kitchen Island, Pantry, Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Electric Range, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	One

Exterior

Exterior	Block, Stone, Stucco
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Exterior Features	Storm Shutters
Lot Description	Cul-De-Sac, Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Block, Stone, Stucco

School Information

Elementary	Quest
Middle	Kennedy
High	Viera

Additional Information

HOA Fees	299.9
HOA Fees Freq.	Monthly

Listing Details

Listing Office	RE/MAX Elite
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