

\$505,000 - 1575 Timacuan Drive, Melbourne

MLS® #1055945

\$505,000

3 Bedroom, 2.00 Bathroom, 1,781 sqft

Residential on 0.14 Acres

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

Offering turnkey comfort & style, this move-in ready home boasts a brand-new A/C, 2022 roof, modernized cabinetry & pristine new flooring. Welcome to your dream home in one of the most sought-after 55+ gated communities. This impeccably maintained & thoughtfully updated residence is perfectly situated on a premium lakefront lot, offering expansive views of the longest stretch of the lake with a tranquil nature preserve as your backdrop – a truly serene & picturesque setting. Step inside to discover a bright, open floor plan with soaring ceilings & luxury vinyl plank flooring throughout the main living areas, complemented by tile in the kitchen & bathrooms – no carpet. The heart of the home is a spacious kitchen featuring elegant white cabinetry with new drawer & door fronts & newer appliances, including a natural gas range. Overlooking the dining and great rooms, this layout ensures the chef is always part of the conversation – perfect for entertaining. Enjoy uninterrupted sight lines from the moment you walk through the front door, straight through the great room to the under-truss screened porch and out across the water. The spacious owner's suite boasts peaceful water views, while a private hallway leads to two guest bedrooms and a well-appointed guest bathroom. Additional highlights include updated lighting and ceiling fans, and accordion storm shutters for peace of mind. Residents of this vibrant 55+



community enjoy resort-style amenities, including a clubhouse with a heated pool & spa, fitness center, pickleball & bocce/tennis courts, plus a full calendar of social events like movies, trivia nights, concerts, & more! The HOA takes care of lawn maintenance, irrigation, & even exterior painting, so you can spend more time enjoying life. All of this is conveniently located just minutes from top-rated shopping, dining, & everyday essentials. This home truly offers the perfect blend of comfort, style, and low-maintenance living in a vibrant, amenity-rich community. Don't miss this rare opportunity to own one of the best lots in the neighborhood - schedule your private showing today!

Built in 2001

Essential Information

MLS® #	1055945
Price	\$505,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,781
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1575 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, Jogging Path, Management - Full Time, Park, Pickleball, Pool, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Management - On Site
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Water Connected
Parking	Garage, Garage Door Opener
# of Garages	2
View	Lake, Protected Preserve
Is Waterfront	Yes
Waterfront	Lake Front

Interior

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

Exterior

Exterior	Block, Concrete, Stone Veneer
Exterior Features	Storm Shutters
Lot Description	Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Block, Concrete, Stone Veneer

School Information

Elementary	Quest
Middle	Viera Middle School
High	Viera

Additional Information

HOA Fees	299.9
HOA Fees Freq.	Monthly

Listing Details

Listing Office	RE/MAX Aerospace Realty
----------------	-------------------------

The information being provided by the Space Coast Association of REALTORS® is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.