

# \$574,900 - 6794 Vista Hermosa Drive, Melbourne

MLS® #1057987

**\$574,900**

3 Bedroom, 4.00 Bathroom, 2,056 sqft

Residential on 0.09 Acres

Arrivas Village - Phase 2, Melbourne, FL

Price improvement! Introducing the Soria, a beautifully designed 3-bedroom, 3.5-bath home located on the most desirable courtyard lot in Arrivas Village, offering uninterrupted views of Duran Golf Clubs scenic par three. As a rare end unit, this home enjoys abundant natural light throughout and boasts exceptional privacy and sun drenched outdoor living. Built with inspiration from Spanish Colonial architecture in St. Augustine, this home seamlessly blends classic design with modern function. The expansive floor plan is ideal for indoor-outdoor living, with a private courtyard serving as the heart of the home, perfect for entertaining or simply enjoying serene water and golf course views. The main level features a sun filled primary suite with French doors leading directly to the courtyard. Upstairs, you'll find two additional bedrooms, a home office and plenty of space for family or guests. A custom installed \$22,000 chair lift provides convenient and comfortable access to the second

Built in 2019

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 1057987   |
| Price      | \$574,900 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |                         |
|----------------|-------------------------|
| Half Baths     | 1                       |
| Square Footage | 2,056                   |
| Acres          | 0.09                    |
| Year Built     | 2019                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 6794 Vista Hermosa Drive  |
| Area        | 217 - Viera West of I 95  |
| Subdivision | Arrivas Village - Phase 2 |
| City        | Melbourne                 |
| County      | Brevard                   |
| State       | FL                        |
| Zip Code    | 32940                     |

### **Amenities**

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Amenities    | Dog Park, Jogging Path, Maintenance Grounds, Management - Off Site, Playground, Pool            |
| Utilities    | Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking      | Additional Parking, Garage, Garage Door Opener, On Street                                       |
| # of Garages | 2                                                                                               |
| View         | Golf Course, Pond, Water                                                                        |

### **Interior**

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Breakfast Nook, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom -Tub with Separate Shower, Primary Downstairs, Split Bedrooms |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Range, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Washer                                                                                 |
| Heating           | Central                                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                           |
| # of Stories      | 2                                                                                                                                                                                                     |
| Stories           | Two                                                                                                                                                                                                   |

### **Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Block, Frame, Stucco                      |
| Exterior Features | Courtyard, Impact Windows, Storm Shutters |

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| Lot Description | Corner Lot, Sprinklers In Front, Sprinklers In Rear |
| Roof            | Tile                                                |
| Construction    | Block, Frame, Stucco                                |

### **School Information**

|            |         |
|------------|---------|
| Elementary | Quest   |
| Middle     | Kennedy |
| High       | Viera   |

### **Additional Information**

|                |           |
|----------------|-----------|
| HOA Fees       | 700       |
| HOA Fees Freq. | Quarterly |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | LPT Realty, LLC |
|----------------|-----------------|

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.