

\$1,020,000 - 2455 Reeling Circle, Melbourne

MLS® #1042491

\$1,020,000

4 Bedroom, 5.00 Bathroom, 3,454 sqft

Residential on 0.21 Acres

Reeling Park, Melbourne, FL

Incredible opportunity! This home is priced below today's new construction cost! Welcome to this luxurious 4 bedroom, 4.5 bath courtyard home with an office and bonus room in Reeling Park. Ideally situated, it boasts a prime location with a 5+ acre park in front and a serene water view at the back. This unique residence offers a saltwater pool in the oversized courtyard, ample covered areas, impact rated windows and doors on all four sides of the home and solar panels. Upon entering the foyer, you'll be greeted by a beautiful stairwell and an office that overlooks both the park and your private courtyard. As you proceed into the inviting great room, a fireplace feature and a built-in wet bar await, perfect for entertaining. The chef-inspired kitchen is equipped with an induction cooktop, wall oven & microwave, expansive counter space, an oversized walk-in pantry with built-in shelving and a large island ideal for meal prep and casual dining. Adjacent to the kitchen is a formal dining area, which overlooks your private courtyard, an ideal setting for family gatherings. The expansive lanai and private courtyard feature an inviting pool with an Endless Pool swimming feature, perfect for exercise and spa jets along the bench seat for ultimate relaxation. The oversized lanai offers plenty of space for lounging and al fresco dining, creating a seamless flow between indoor and outdoor living, with abundant room for hosting guests. The home's thoughtfully designed layout includes a private office,



providing a quiet retreat for work or study, and a bonus room with full bath that can be easily adapted to suit your needs whether as a media room, playroom, or additional living space. The luxurious master suite offers a peaceful escape with a spa-like shower featuring dual shower heads, double vanities, and his and hers closets with built-in shelving. Two generously sized bedrooms are connected by a Jack and Jill bath, with one bedroom offering a charming balcony that overlooks the park. The remaining spacious bedroom has its own bath. Sustainability is also a key feature of this home, with solar panels on the roof to reduce energy costs, an electric car charger in the garage for added convenience and a wealth of smart home features throughout. Impact-resistant windows and doors offer extra security and peace of mind. The 2.5-car garage provides ample storage and parking space. You are across the street from Prato Vista Park and within walking distance or a short golf cart ride to Addison Village Club. The beach is less than 20 minutes away, and Orlando International Airport is just 45 minutes from your doorstep. This exceptional home is a true masterpiece, featuring numerous post-closing upgrades while offering an ideal blend of privacy, luxury, and modern conveniences. Don't miss the opportunity to experience it in person!

Built in 2023

Essential Information

MLS® #	1042491
Price	\$1,020,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,454

Acres	0.21
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2455 Reeling Circle
Area	217 - Viera West of I 95
Subdivision	Reeling Park
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Basketball Court, Clubhouse, Dog Park, Jogging Path, Maintenance Grounds, Park, Pickleball, Pool, Tennis Court(s)
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Additional Parking, Attached, Garage, Garage Door Opener, On Street
# of Garages	2
View	Pond
Has Pool	Yes
Pool	Electric Heat, Heated, In Ground, Salt Water

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, His and Hers Closets, Jack and Jill Bath, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom - Shower No Tub, Primary Downstairs, Smart Home, Smart Thermostat, Split Bedrooms, Walk-In Closet(s), Wet Bar
Appliances	Convection Oven, Dishwasher, Dryer, Gas Water Heater, Induction Cooktop, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	Central, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2

Stories	Two
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Exterior

Exterior	Block, Frame, Stucco
Exterior Features	Balcony, Courtyard, Impact Windows
Lot Description	Few Trees, Irregular Lot, Sprinklers In Front, Sprinklers In Rear
Roof	Tile
Construction	Block, Frame, Stucco

School Information

Elementary	Quest
Middle	DeLaura
High	Viera

Additional Information

HOA Fees	610
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	LPT Realty, LLC
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