

\$499,900 - 2680 Avalonia Drive, Melbourne

MLS® #1048912

\$499,900

3 Bedroom, 2.00 Bathroom, 1,722 sqft

Residential on 0.12 Acres

Avalonia, Melbourne, FL

SELLER SAYS THEY WILL CONSIDER ALL OFFERS ON THIS BETTER THAN NEW, Former builder's model home nestled on one of the finest lots in all of Avalonia. Why wait to have a new home built or buy where you must live with the dust and dirt of construction, PLUS SELLER WILL PROVIDE A HOME WARRANTY FOR BUYER. This amazing home is an end-unit that overlooks the lake and has no other home directly next to it. This model was the source of inspiration for many of those building a new home by the builder and displays both included and additional features designed for fine living. The covered entry boasts a glass front door and a glass sidelight that gives way to the tiled foyer area. Those beautiful tile floors are then carried throughout main living areas of the home. Immediately to your left is the hallway to the secondary bedrooms and then just beyond the hall is the spacious... kitchen. The perimeter of the kitchen is dressed in white cabinetry with 42" uppers, while the cabinets of the island are featured in soft gray with breakfast bar that boasts a wood picture frame paneled facade. The countertops are gleaming white quartz and there's a large stainless-steel apron sink with disposer in the island. The suite of stainless-steel appliance includes a quiet dishwasher, built-in microwave and gas 5-burner range with griddle. There's a modern 2 door-2 drawer refrigerator with ice and water in the door. The pantry is perfectly located between the 2-car garage and the rear of the



kitchen and is right across from the laundry, making this area both functional and efficient. Adjoining the kitchen and separating it from the great room is the dining alcove. There is a designer light fixture above the table that perfectly complement the 3 pendent lights that hang above the breakfast bar. Gazing through the amply sized great room your eye is immediately drawn to the wall of sliding glass that leads outside from the great room to the covered porch, private patio and lake beyond. This is the area where endless hours of leisure will undoubtedly be spent enjoying the Florida climate and spectacular views of sunsets as they reflect off the lake all while bar-b-que'ing with family or friends. The primary suite enjoys a light filled bedroom with windows overlooking both rear and side yards, and a spacious bath is pocket doored from the bedroom and features a huge shower and vanity with double sinks that runs the entire length of the bath wall. The entire room is truly light and bright as a transom window above the vanity filters in light and atmosphere to brighten and charm the space. In addition, there is a private water closet and a large walk-in primary closet. There are two bedrooms split from the main living area down the hall mentioned above off the foyer. One has pocket doors and is the perfect office if not needed as a bedroom, the other is at the far end of the hall and is extremely private and tucked away. There is a full bath between the two that services the bedrooms and visitors alike. This former model home was designed by the builder to showoff both their eye for design and quality of construction and has done just that. By-The-Way... there are in-ceiling speakers and volume controls installed throughout the home and the decorator bedding that was installed to display the model home is included and waiting for the new owner. Add the home's location both in the community and its proximity to shopping and walking distance to

the Addison Village Club this might just be the perfect home for you. Don't miss out on seeing a home that will both inspire your dreams and kindle your imagination.

Built in 2021

Essential Information

MLS® #	1048912
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,722
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Active

Community Information

Address	2680 Avalonia Drive
Area	217 - Viera West of I 95
Subdivision	Avalonia
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Basketball Court, Cable TV, Clubhouse, Maintenance Grounds, Maintenance Structure, Park, Pickleball, Playground, Pool, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Attached, Garage
# of Garages	2
View	Pond

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Kitchen Island, Open Floorplan, Primary Bathroom - Shower No Tub, Split Bedrooms, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Disposal, Gas Range, Tankless Water Heater
Heating	Central, Heat Pump
Cooling	Central Air, Electric
# of Stories	1
Stories	One

Exterior

Exterior	Block, Brick Veneer, Stucco
Exterior Features	Storm Shutters
Lot Description	Corner Lot, Few Trees, Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Block, Brick Veneer, Stucco

School Information

Elementary	Viera
Middle	DeLaura
High	Viera

Additional Information

HOA Fees	438
HOA Fees Freq.	Monthly

Listing Details

Listing Office	RE/MAX Elite
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