

# \$915,000 - 8969 Shoreline Avenue, Melbourne

MLS® #1049501

**\$915,000**

3 Bedroom, 4.00 Bathroom, 2,838 sqft

Residential on 0.22 Acres

Del Webb at Viera Phase 2, Melbourne, FL

Exquisite 3BR/3.5BA Lakefront Home -  
Popular Renown Model in Premier 55+ Del  
Webb Community - Viera, FL

Welcome to your dream home in the highly  
sought-after Del Webb at Viera, a luxurious  
55+ community offering resort-style amenities  
and an unbeatable lifestyle on Florida's Space  
Coast.

This spacious and highly desirable Renown  
model features 3 bedrooms, 3.5 bathrooms,  
and is ideally situated on a premium corner lot  
with stunning lakefront views. Each bedroom  
boasts its own en suite bath, offering privacy  
and comfort for residents and guests alike.

Step inside to find high ceilings, luxury vinyl  
plank flooring throughout, and custom closets  
in every room—including a beautifully  
designed custom pantry. The heart of the  
home is the gourmet kitchen, featuring quartz  
countertops, a 5-burner gas stove, two ovens,  
and a Maytag full-house water filtration  
system—perfect for those who love to cook  
and entertain. Additional highlights include  
blinds on all windows, upgraded lighting,  
ceiling fans, and a 3-car extended garage with  
epoxy flooring ideal for storage, hobbies, or  
workshop space. Step outside to your fenced  
yard and relax on the screened lanai, where  
you can enjoy peaceful lake views and watch  
Cape Canaveral rocket launches from the  
comfort of your home.



Why wait to build? This move-in ready home has been meticulously maintained and thoughtfully upgraded offering high-end finishes and convenience without the delays of new construction.

Located just walking distance to the community dog park and top-tier amenities, Del Webb offers a vibrant lifestyle with a 30,000 sq. ft. clubhouse, pickleball and tennis courts, resort-style swimming pool, fitness center, and a full calendar of clubs, events, and social opportunities. Plus, you're just minutes from the beaches, the Indian River, Viera Hospital, shopping, dining, and more.

This is more than just a home it's the lifestyle you've been waiting for. Schedule your private tour today and experience the best of Del Webb living!

Built in 2023

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 1049501                 |
| Price          | \$915,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 2,838                   |
| Acres          | 0.22                    |
| Year Built     | 2023                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Active                  |

**Community Information**

|         |                          |
|---------|--------------------------|
| Address | 8969 Shoreline Avenue    |
| Area    | 217 - Viera West of I 95 |

|             |                           |
|-------------|---------------------------|
| Subdivision | Del Webb at Viera Phase 2 |
| City        | Melbourne                 |
| County      | Brevard                   |
| State       | FL                        |
| Zip Code    | 32940                     |

### Amenities

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Cable TV, Clubhouse, Fitness Center, Gated, Maintenance Grounds, Management - Full Time, Pickleball, Security, Tennis Court(s), Other |
| Utilities    | Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Available, Water Connected                      |
| Parking      | Attached, Garage, Garage Door Opener                                                                                                  |
| # of Garages | 3                                                                                                                                     |
| View         | Lake                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Breakfast Nook, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Pantry, Primary Bathroom - Shower No Tub, Split Bedrooms, Walk-In Closet(s) |
| Appliances        | Convection Oven, Dishwasher, Disposal, Double Oven, Dryer, Electric Water Heater, Gas Cooktop, Gas Range, Refrigerator, Washer                                                |
| Heating           | Central, Electric                                                                                                                                                             |
| Cooling           | Central Air, Electric                                                                                                                                                         |
| # of Stories      | 1                                                                                                                                                                             |
| Stories           | One                                                                                                                                                                           |

### Exterior

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| Exterior        | Block, Concrete, Stucco                             |
| Lot Description | Corner Lot, Sprinklers In Front, Sprinklers In Rear |
| Construction    | Block, Concrete, Stucco                             |

### School Information

|            |         |
|------------|---------|
| Elementary | Viera   |
| Middle     | Johnson |
| High       | Viera   |

### Additional Information

|                |         |
|----------------|---------|
| HOA Fees       | 357     |
| HOA Fees Freq. | Monthly |

### Listing Details

Listing Office                      Murray Realty of Brevard

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