

\$419,000 - 2688 Avalonia Drive, Melbourne

MLS® #1051091

\$419,000

3 Bedroom, 2.00 Bathroom, 1,407 sqft
Residential on 0.10 Acres

Avalonia, Melbourne, FL

Welcome to the Lindsey II, a stunning 3-bdrm, 2-bath, 2-car garage home that exemplifies modern elegance & easy living. Originally one of the builder's model homes, this pristine residence, blt in 2022 has never been lived in, offering the rare opportunity to own a truly brand-new home w/o the wait. Step inside & discover thoughtful upgrades throughout, from the impact-resistant front windows to the energy-efficient concrete block construction w/ foam-filled cells that help keep utility costs low. Integrated pest control & a tankless gas water heater add to the home's efficiency & comfort. The gourmet kitchen is a chef's dream, featuring quartz countertops, 42" cabinets, pull out drawers, SS appliances, a 5-burner gas range w/ griddle, & a spacious 2-door, 2-drawer refrigerator w/ ice & water in the door. Enjoy music throughout your home w/ built-in ceiling speakers, then step out to your covered patio & take in spectacular sunset views over the lake, w/ your west-facing backyard offering tranquil evenings year-round. Living in Avalonia means living maintenance-free. The HOA covers yard care, landscaping, exterior paint, roof, and pest control, along with a master insurance policy that protects your exterior walls, shared walls, electrical, plumbing, and roof system, giving you true peace of mind. Avalonia is part of Addison Village, where residents enjoy resort-style amenities at the 9,000 sq. ft. Addison Village Clubhouse. Spend your days lounging by two sparkling pools or enjoying



friendly matches on the tennis courts,
pickleball courts, bocce ball, or croquet lawn.
Living here feels like being on vacation every
day.

Built in 2022

Essential Information

MLS® #	1051091
Price	\$419,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,407
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Active

Community Information

Address	2688 Avalonia Drive
Area	217 - Viera West of I 95
Subdivision	Avalonia
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Barbecue, Basketball Court, Clubhouse, Jogging Path, Maintenance Grounds, Management - Full Time, Management - Off Site, Pickleball, Pool, Shuffleboard Court, Tennis Court(s), Other
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Attached, Garage, Garage Door Opener
# of Garages	2
View	Lake, Water

Interior

Interior Features	Ceiling Fan(s), Entrance Foyer, Open Floorplan, Primary Bathroom - Shower No Tub, Split Bedrooms, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Range, Microwave, Plumbed For Ice Maker, Refrigerator, Tankless Water Heater, Washer
Heating	Central, Natural Gas
Cooling	Central Air, Electric
# of Stories	1
Stories	One

Exterior

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

School Information

Elementary	Viera
Middle	DeLaura
High	Viera

Additional Information

HOA Fees	433
HOA Fees Freq.	Monthly

Listing Details

Listing Office	CENTURY 21 Baytree Realty
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