

\$554,900 - 3089 Avalonia Drive, Melbourne

MLS® #1055303

\$554,900

3 Bedroom, 2.00 Bathroom, 1,795 sqft

Residential on 0.14 Acres

Avalonia, Melbourne, FL

Absolutely one of the nicest homes in Avalonia! This Saratoga II model is dressed to a T. Greeted with warm wall tones upon entering and accentuated by upgraded pecan colored porcelain plank floors with a water view through the back sliders. Follow the beautiful crown molding to the kitchen and see the custom tile work on the face of the island with stunning quartz countertops. The white upgraded kitchen cabinets with soft close drawers and rollout shelves glow with the under cabinet LED lighting and add a classic coastal look. Enjoy your favorite music in the Great Room ceiling stereo system. The home has Plantation shutters throughout and elegant vertical blinds for the two sets of sliders leading to the back patio. Bedrooms 2 & 3 have custom built closets and the patio has been extended with a screen enclosure. This impeccably maintained 1795 sq. ft under air 3 bedroom/2 full bath home has too many upgrades to list but we're gonna! (See More)

Upgrades, Extras, and Cool Inclusions:

- Upgraded Porcelain plank floors
- VBI Yamaha amplifier ceiling stereo system
- Security System
- Google video doorbell
- Smart Home Google system with Smart Home capable appliances
- External generator 220 amp circuit breaker plug conversion
- Kitchen island custom tiled face
- Hurricane rated impact windows throughout (Including patio sliders)



Upgraded Kitchen cabinets
Quartz Kitchen countertops
Under cabinet LED lighting
Crown molding
8 ft. doors
Plantation shutters
Custom built closets in Bedroom 2 & 3
Ceiling storage in garage
Tool wall storage in garage
Epoxy floors in garage
10'x20' extended patio with screen enclosure

HOA Covers:

- *Grounds maintenance; Mow grass, edge, weed eat, Blow sidewalks, trim trees, mulch twice a year, and pull weeds
- *Maintain common ground areas
- *External structure insurance
- *New Roof when needed
- *Exterior maintenance painting
- *Home Team Pest Control

Fees:

- *Avalonia Neighborhood Association (HOA) monthly due - \$456
- *Addison Club Membership annual due - \$682.23
- *Central Viera Community Association bi-annually Bulk Rate Cable dues - \$382
- *Fee 2 is the Central Viera Community Association annual due - \$260
- *Avalonia is the last of the Viera Builder communities that do not have to pay the annual Community Development District (CDD) fee of \$1,135
- *The Realtor is the Home owner

Built in 2023

Essential Information

MLS® #	1055303
Price	\$554,900
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,795
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Townhouse
Style	Half Duplex
Status	Active

Community Information

Address	3089 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, Cable TV, Children's Pool, Clubhouse, Maintenance Grounds, Maintenance Structure, Management - Full Time, Pickleball, Pool, Tennis Court(s), Trash, Management - On Site
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Garage, Garage Door Opener
# of Garages	2
View	Pond

Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom - Shower No Tub, Smart Home, Smart Thermostat, Split Bedrooms, Walk-In Closet(s)
Appliances	Disposal, Freezer, Gas Oven, Gas Range, Ice Maker, Microwave, Refrigerator, Tankless Water Heater
Heating	Electric, Heat Pump
Cooling	Central Air, Electric
# of Stories	1
Stories	One

Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Other
Lot Description	Dead End Street, Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Concrete, Stone, Stucco

School Information

Elementary	Viera
Middle	Viera Middle School
High	Viera

Additional Information

HOA Fees	456
HOA Fees Freq.	Monthly

Listing Details

Listing Office	HomeSmart Coastal Realty
----------------	--------------------------

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.