

\$375,000 - 820 Paddleboard Court, Melbourne

MLS® #1057324

\$375,000

2 Bedroom, 3.00 Bathroom, 1,559 sqft

Residential on 0.06 Acres

ELBOW CREEK TOWNHOMES, Melbourne, FL

This stunning 2023-built townhouse combines sleek design, modern finishes, and thoughtful features, making it the perfect investment property or relaxed Florida retreat. With 1,246 sq. ft. of living space, this 2-bedroom, 2.5-bath home is filled with natural light that highlights its open-concept layout and luxury vinyl plank flooring.

The kitchen is a chef's delight, boasting quartz countertops, soft-close cabinetry, stainless steel appliances, and a washer and dryer that convey with the home for added convenience. Impact-rated windows (up to 185 MPH) provide both safety and peace of mind during Florida's storm season.

Step outside to your private, fenced paver-stone patio with an electric awning; perfect for enjoying sunny afternoons. Privacy fencing between units, and a Tesla/electric vehicle charger in the garage add even more value.

Nestled in a peaceful gated community just minutes from downtown restaurants, shops, and the beach, this home offers a low HOA of only \$150/month, covering exterior maintenance and lawn care. Guests will appreciate convenient parking under the shady trees by the marina, while you'll enjoy direct access to the community dock and gazebo on Elbow Creek, leading out to the



scenic Indian River.

Rental (7 month minimum) and pet-friendly (2 pet minimum & no dangerous breeds), this property is both an investor's dream and an ideal place to call home.

Built in 2023

Essential Information

MLS® #	1057324
Price	\$375,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,559
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Active

Community Information

Address	820 Paddleboard Court
Area	323 - Eau Gallie
Subdivision	ELBOW CREEK TOWNHOMES
City	Melbourne
County	Brevard
State	FL
Zip Code	32935

Amenities

Amenities	Boat Dock, Gated, Maintenance Grounds, Maintenance Structure
Utilities	Cable Available, Electricity Connected, Water Connected
Parking	Electric Vehicle Charging Station(s), Garage, Garage Door Opener, Gated
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Pantry
Appliances	Dishwasher, Disposal, Dryer, Electric Oven, Electric Range, Electric Water Heater, Ice Maker, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	2
Stories	Two

Exterior

Exterior	Block, Concrete
Exterior Features	Impact Windows
Lot Description	Dead End Street, Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Block, Concrete

School Information

Elementary	Harbor City
Middle	Hoover
High	Melbourne

Additional Information

HOA Fees	150
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Keller Williams Realty Brevard
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