

\$713,900 - 8964 Nixie Avenue, Melbourne

MLS® #1059509

\$713,900

2 Bedroom, 2.00 Bathroom, 1,943 sqft

Residential on 0.17 Acres

Del Webb at Viera Phase 3, Melbourne, FL

This stunning lakefront, oversized premium lot, 2Bed/2Bath + enclosed Flex room perfect for an extra guest bedroom or office. This is a Del Webb Palmary model with amazing sunset and water views and is ready to move in & start enjoying life in an active resort-style community. Entertaining is easy with a large open concept gathering room with tray ceiling, kitchen with large island, and cafe. There is an extended screened lanai, electric hurricane impact screens, fenced yard with puppy picket, plantation shutters, designer window treatments & lighting fixtures. The 2-car garage was extended by 4ft & has epoxy flooring, upgraded laundry room has both upper and lower cabinets and a sink, built-in HMC outside laundry room. Cameras and security system are installed. Chef's kitchen has upgrades such as quartz countertops, stainless steel Whirlpool appliances, wood hood, upgraded sink/faucet, backsplash, under-cabinet lighting and so much more. Other upgrades include ceramic tile flooring, This 55+ Del Webb at Viera community features amenities you will love. Also included with your amenities is a membership to the Duran Golf Course.

The 30,000 (under roof) Sq. Ft. Clubhouse Clubhouse with waterfront view and incredible sunsets is under construction and is expected to open early 2026. This Resort Style Clubhouse will have a Zero-Entry Pool w/ Sun shelf, Onsite Tavern & Grille, Outdoor Spa, Fire-pits, Lawn Events, Arts and Crafts Center,



Mahjong, Yoga, Zumba, a diverse range of clubs, monthly events, dog park and so much more. Our Manned Gated community is only a few miles to the Viera Hospital, the Viera Regional Park, the Viera Shopping Area/Town Center, the Brevard Zoo, the Shops at Lake Andrew, Costo and a diverse array of dining and entertainment options.

Built in 2024

Essential Information

MLS® #	1059509
Price	\$713,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,943
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	8964 Nixie Avenue
Area	217 - Viera West of I 95
Subdivision	Del Webb at Viera Phase 3
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Cable TV, Clubhouse, Dog Park, Fitness Center, Gated, Golf Course, Jogging Path, Maintenance Grounds, Management - Developer, Management - Full Time, Park, Pickleball, Pool, Security, Spa/Hot Tub, Tennis Court(s), Management - On Site
Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Parking	Garage, Garage Door Opener, Gated
# of Garages	2
View	Lake

Interior

Interior Features	Built-in Features, Butler Pantry, Ceiling Fan(s), Entrance Foyer, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom - Shower No Tub, Smart Home, Smart Thermostat, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Impact Windows, Storm Shutters
Lot Description	Irregular Lot, Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Concrete, Stone, Stucco

School Information

Elementary	Viera
Middle	Johnson
High	Viera

Additional Information

HOA Fees	345
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Coldwell Banker Realty
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