

# \$515,000 - 8040 Allure Drive, Melbourne

MLS® #1061120

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,850 sqft

Residential on 0.09 Acres

Reeling Park, Melbourne, FL

Experience modern luxury in this stunning 2022 home w/premium upgrades throughout. The kitchen space features a large center island, quartz countertops, Samsung Bespoke fridge, touch-enabled faucet & upgraded cabinetry. Elegant tile floors grace all living areas. An expansive great room w/10' ceilings & 9' sliding glass doors opens to a private 600 sqft paver courtyard—pre-plumbed for outdoor kitchen (water & gas). The owner's suite offers a walk-in closet, dual sinks, tub & shower. Upstairs, 2 bdrms provide flexibility for guests or office, w/French doors to a private balcony w/lake views. Impact windows on 2nd floor & front provide storm protection. Smart home features include WiFi-enabled garage door, Nest front camera & door lock, plus security system on every door & window. Enjoy resort-style community amenities: 2 pools, tennis, pickleball & indoor basketball court. Minutes from Costco, Publix, A+ schools, Viera Hospital & The Avenues shops. Easy I-95 access & 20 min to the beach

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 1061120   |
| Price      | \$515,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                         |
|----------------|-------------------------|
| Half Baths     | 1                       |
| Square Footage | 1,850                   |
| Acres          | 0.09                    |
| Year Built     | 2022                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Active                  |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 8040 Allure Drive        |
| Area        | 217 - Viera West of I 95 |
| Subdivision | Reeling Park             |
| City        | Melbourne                |
| County      | Brevard                  |
| State       | FL                       |
| Zip Code    | 32940                    |

### Amenities

|              |                                                                                                                                        |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Basketball Court, Clubhouse, Dog Park, Maintenance Grounds, Management - Off Site, Park, Pickleball, Playground, Pool, Tennis Court(s) |
| Utilities    | Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected                                        |
| Parking      | Attached, Garage, Garage Door Opener                                                                                                   |
| # of Garages | 2                                                                                                                                      |
| View         | Other                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Breakfast Nook, Ceiling Fan(s), Entrance Foyer, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom -Tub with Separate Shower, Primary Downstairs, Split Bedrooms, Walk-In Closet(s) |
| Appliances        | Dishwasher, Disposal, Dryer, Gas Range, Gas Water Heater, Microwave, Refrigerator, Tankless Water Heater, Washer                                                                                         |
| Heating           | Central, Electric                                                                                                                                                                                        |
| Cooling           | Central Air, Electric                                                                                                                                                                                    |
| # of Stories      | 2                                                                                                                                                                                                        |
| Stories           | Two                                                                                                                                                                                                      |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Block, Concrete, Stucco, Composition Siding        |
| Exterior Features | Impact Windows, Storm Shutters                     |
| Lot Description   | Few Trees, Sprinklers In Front, Sprinklers In Rear |
| Roof              | Shingle                                            |
| Construction      | Block, Concrete, Stucco, Composition Siding        |

### **School Information**

|            |         |
|------------|---------|
| Elementary | Quest   |
| Middle     | DeLaura |
| High       | Viera   |

### **Additional Information**

|                |           |
|----------------|-----------|
| HOA Fees       | 585       |
| HOA Fees Freq. | Quarterly |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Elite |
|----------------|--------------|

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