



**\$534,900**

## **3039 AVALONIA DRIVE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

Beautiful waterfront home built in 2023 located in West Viera's neighborhood of Avalonia. Impact rated windows and doors throughout. Located next to common area land which provides wider spacing between homes. Gorgeous bright kitchen featuring a natural gas stove, quartz countertops, large center island and walk in pantry. Enjoy the extended, screened patio overlooking the [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1776 sq ft

### **Basics**



<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2 baths	<b>Area:</b> 1776 sq ft
<b>Lot size:</b> 0.15 sq ft	<b>Year built:</b> 2023
<b>Subdivision Name:</b> Avalonia	<b>Bathrooms Full:</b> 2
<b>Lot Size Acres:</b> 0.15 acres	<b>County:</b> Brevard

## Building Details

<b>Building Area Total:</b> 2494 sq ft	<b>Construction Materials:</b> Block, Stucco
<b>Architectural Style:</b> Half Duplex	<b>Sewer:</b> Public Sewer
<b>Heating:</b> Electric, 1	<b>Current Use:</b> Residential
<b>Stories:</b> 1	<b>Roof:</b> Shingle
<b>Levels:</b> One	

## Amenities & Features

<b>Laundry Features:</b> Sink	<b>Flooring:</b> Carpet, Tile
<b>Utilities:</b> Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected	<b>Association Amenities:</b> Basketball Court, Clubhouse, Cable TV, Dog Park, Maintenance Grounds, Park, Playground, Tennis Court(s), Pickleball, Management - Full Time, Pool
<b>Parking Features:</b> Electric Vehicle Charging Station(s), Garage, Garage Door Opener	<b>Waterfront Features:</b> Lake Front
<b>Garage Spaces:</b> 2, 1	<b>WaterSource:</b> Public, 1
<b>Appliances:</b> Disposal, Dishwasher, Gas Range, Microwave, Refrigerator, Tankless Water Heater	<b>Interior Features:</b> Ceiling Fan(s), Kitchen Island, Pantry
<b>Lot Features:</b> Sprinklers In Front, Sprinklers In Rear	<b>Patio And Porch Features:</b> Patio, Screened
<b>Exterior Features:</b> Impact Windows	<b>Cooling:</b> Central Air

## Fees & Taxes



**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Cable TV, Internet,  
Maintenance Grounds, Pest Control

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## School Information

**HighSchool:** Viera

**Middle Or Junior School:** Viera Middle School

**Elementary School:** Viera

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## Miscellaneous

**Road Surface Type:** Paved

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Special Listing Conditions:** Standard

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Ellingson Properties

