

FEATURES & Upgrades

5275 PALMETTO DRIVE, MELBOURNE BEACH, FL 32951



Almost a Quarter-Acre Lot!



Shortcut Path to River Street Beach Access!



Two Public Beach Access within Blocks. Atlantic Drive shown.

Bike & pedestrian pathway off the off A1A that goes all the way from Ocean Avenue down to Sebastian Inlet, and then all the way down to Vero. Kayak Launch to the River nearby.

Residents have the option to join the Crystal Lakes HOA and take part in the social activities. Ask for info.

*Information was provided by the seller and not guaranteed; neither the seller nor Blue Marlin Real Estate is liable for errors. Buyers should verify all information.

HOME PROTECTION

- 10-Year Structural Warranty (5 years remaining)*
- 24G Steel Storm Shutter Panels
- Hurricane-braced Steel Garage Door
- Upstairs Bonus Room Window is Impact
- Rain Gutters
- Generator Power Drop in the Garage
- Homeowners currently receive insurance discounts for having protection for all doors and windows. Wind Mitigation report available
- High & Dry Lot, Flood Insurance not required
- Moisture-resistant drywall and carpet pads
- ZIP System Exterior Wall Sheathing with Tape for Moisture and Air Protection
- Private Well Water. Water Softener and Reverse Osmosis System under Kitchen Sink
- Aerobic Septic System

LOCATION

- Located between the Indian River Lagoon and the Atlantic Ocean
- A short 15 minute drive to US-192/Melbourne Causeway and Sebastian Inlet State Park. Publix 5 mins. Melbourne Airport 25 mins. Orlando Intl. Airport. 1.5 hrs
- Path to the beach in the neighborhood

HIGHLY-RATED PUBLIC & PRIVATE SCHOOLS

PUBLIC WITH SCHOOL BUS PICK-UP

- Gemini Elementary
- Hoover Middle School
- Melbourne High School

PRIVATE & CHARTER:

- Holy Trinity. Holy Name. Melbourne Central Catholic School
- Viera Charter School, Pineapple Cove Charter

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MAIN HIGHLIGHTS

- Built in 2021 by Lifestyle Homes – 5 years new!
- 4 Bedrooms plus Office/Den with French Doors
- 3 Full Bathrooms
- 2-Car Garage
- 2,464 Square Feet of Living Space
- One Bedroom & Bathroom en suite is upstairs over the garage
- Concrete Block Construction (Ground floor)
- Large Fenced Backyard with Firepit

OUTDOOR LIVING

- Large Salt Water Pool (15,000 gallons, 6' deep)
- Pavers: Driveway, Both Porches, Pool Deck, Firepit
- Fully Wind-Resistant, Truss-Roofed Covered Porch
- 6' Privacy Fence around Backyard
- Room to park a Boat/RV on the South Side
- 2-Person Infrared Sauna Included
- Drought- and Salt-tolerant Xeriscape Front Yard

SunSmart Energy Savings Performance

- 40% more energy efficient than typical homes built at that time!
- Double Pane Lo-E Windows and Sliding Glass Doors
- Upgraded Foam Insulation
- Radiant Heat Barrier under Roof Decking
- HVAC 16-Seer with Air Sanitizer

...And More! See the attached Included Features Sheet for Details!

GORGEOUS UPGRADES

- Wood-look Tile Flooring in the Main Living Area
- Tray Ceilings in the Living Room, Dining Room, Primary Bedroom and Bonus Room Bedroom
- Deluxe Front Door with Glass Insert
- Paneled Interior Doors, Crown Molding in the main Living Area
- Luxurious Wood Kitchen Cabinetry with Crown Molding, Dovetail Joinery, Slow-close Doors & Drawers, and Deluxe Hardware
- Large Island with Pendant Lights
- Quartz Countertops & Tile Backsplash
- Energy Star-rated Stainless Steel Appliances. Range has high-power burners, convection & air-fryer oven
- Large Double-door Pantry
- Additional Windows added in the Living Room and Primary Bedroom
- Upgraded Carpeting. Moisture-Guard Carpet Pad
- Separate Laundry Room. Washer & Dryer Included

PRIMARY SUITE. BEDROOMS & BATHS

- Spacious Bedroom with Views of the Yard & Pool and Plenty of room for furniture
- Two Walk-in Closets
- Tiled Walk-in Shower & Garden Tub
- Extra-long Vanity with Double Sinks
- Quartz Countertops
- Elongated Comfort Height Toilets
- Glass Shower Enclosure in Second Bathroom
- Upgraded to Larger windows in 2nd & 3rd Bedroom

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