

EXTRA'S PROVIDED AT: 1700 MARCELLO DRIVE, MELBOURNE, FL. 32934

VERANDA PLACE SUB.

- Whole house generator – Generac installed 12/2024
 - Solar Installed 2019 / Tankless Water Heater
 - Hurricane Impact Windows and Living Room Slider to patio, exceptions to Impact are Front Door, Back Master Bedroom Door however they have Accordion Shutter protection
 - New Daikin A/C unit installed 5/2025
 - LED Lighting throughout – even closets
 - Plantation Shutters on every window
 - Central Vac System
 - KITCHEN IS EXCEPTIONAL *
 - Bosch Triple Door Refrigerator
 - Gas / Electric Dual Fuel Range (Dacor brand \$6000.00)
 - Microwave / Convection (Dacor brand)
 - KitchenAid 3 rack Dishwasher installed 6/2025
 - Quartz Cambria Counter tops with Soft close cabinets
 - Stone Backsplash on kitchen wall and in front of breakfast island.
 - Pantry has a built-in wall system
 - Front Double Door Entry Has Stained Glass with accordion protection
 - LVP flooring
 - DC Fans – remote controlled / Living Room has Bowers & Wilkins ceiling speakers
 - Both Bathroom upgraded and no Tubs, walk in showers (4/2023)
- Frosted windows in bathrooms for privacy
- Leaf Guard- Gutter protection installed 2022
 - Shark coating installed on Garage floor and Lanai
 - All Pro Electric Garage Screen cover / manual screen closers on Patio Slider and And side garage door.
 - Garage Gladiator Cabinets remain and a slat wall system for tools.
 - SALT WATER POOL, with a Gas Pool Heater in an amazing screened in patio, a Pavered area with a Pergola on the outside of the screen for relaxing and entertaining.
 - Fully Fenced in Yard, truly spectacular landscaping.
 - Rainbird irrigation system = wireless
 - Whole House water purifier system installed 11/2021

Welcome to this meticulously maintained, move-in-ready home in the desirable Veranda Place subdivision, where exceptional upgrades, thoughtful design, and resort-style outdoor living come together to create a truly one-of-a-kind property. From the moment you arrive, you'll appreciate the

home's outstanding curb appeal, beautifully landscaped oversized lot, and fully fenced backyard offering both privacy and space to enjoy Florida living. Designed for comfort, efficiency, and peace of mind, this home features a whole-house Generac generator (2024), owned solar panels (2019), a new Daikin HVAC system (2025), tankless water heater, hurricane impact windows and sliding glass door, plus accordion shutters protecting the front entry and primary bedroom door. Step inside to discover luxury vinyl plank flooring throughout, plantation shutters on every window, LED lighting throughout the home—including closets—remote-controlled DC ceiling fans, and a convenient central vacuum system. The spacious living room is enhanced with premium Bowers & Wilkins in-ceiling speakers, creating the perfect setting for entertaining or relaxing. The heart of the home is the spectacular chef's kitchen, thoughtfully designed with premium finishes and appliances. It boasts stunning Cambria quartz countertops, soft-close cabinetry, a beautiful stone backsplash, custom pantry organization, a Bosch three-door refrigerator, Dacor dual-fuel gas/electric range, Dacor microwave/convection oven, and a KitchenAid three-rack dishwasher installed in 2025. Every detail has been carefully selected to blend elegance with functionality. Both bathrooms were beautifully renovated in 2023 and feature spacious walk-in showers with no tubs, creating a clean, modern design. Frosted windows provide natural light while maintaining privacy. Outdoor living is where this home truly shines. Enjoy your private saltwater pool, complete with a gas heater, all enclosed within an expansive screened lanai featuring durable Shark-coated flooring. Just beyond the screen enclosure, a charming paver patio with a pergola offers the perfect space for outdoor dining, entertaining, or simply unwinding. The professionally landscaped yard is maintained by a wireless Rain Bird irrigation system and enhanced with LeafGuard gutter protection for easy maintenance. The oversized garage is equally impressive with Shark-coated flooring, Gladiator storage cabinets, a slat-wall organization system, an All Pro electric garage screen, and additional manual screen enclosures for the patio slider and garage side door. Additional premium features include a whole-house water purification system (2021), wireless irrigation controls, stained-glass double front doors, and countless upgrades that make this home truly move-in ready. This exceptional Veranda Place residence offers the perfect combination of luxury, efficiency, security, and Florida lifestyle living. Every upgrade has been thoughtfully completed, allowing the next owner to simply move in and enjoy. This is more than a home—it's a lifestyle.