

2567 ANDREWS AVENUE

Melbourne, FL 32935 | OPEN HOUSE FEATURES & IMPROVEMENTS

HOME & INTERIOR

- 4 bedrooms / 2 full bathrooms
- Concrete-block construction
- Large eat-in kitchen and dining area
- NO CARPET
- Tile in main living and wet areas
- Fully furnished and equipped
- Approx. 1,504 sq. ft. living area
- Living room plus separate family/Florida room
- Separate laundry room
- Wood flooring in all bedrooms
- Updated/remodeled bathrooms
- Currently used as a short-term rental

KITCHEN

- Abundant wood cabinetry and pantry storage
- Decorative tile backsplash
- Samsung side-by-side refrigerator
- Samsung over-the-range microwave
- Double-basin stainless-steel sink
- Marble-look Formica laminate countertops
- Stainless-steel appliance package
- LG smooth-top electric range
- LG stainless-steel dishwasher
- Recessed lighting

MAJOR UPGRADES & SYSTEMS

- 2023 HVAC system - approx. 3.5 ton
- Home replumbed - permitted plumbing work in 2024
- PAID-OFF solar photovoltaic system
- Enphase solar equipment
- Roof permit dated 2013
- HVAC ductwork replaced in 2023
- 2020 Rheem 40-gallon electric water heater
- Solar installation permitted in 2021
- Siemens electrical panel
- Sprinkler/irrigation system with irrigation pump

POOL & OUTDOOR LIVING

- Free-form in-ground swimming pool
- Approx. 5-ft maximum pool depth
- County record: approx. 635 sq. ft. pool deck
- Screened and covered porch
- Privacy-fenced backyard
- Mature landscaping
- Pool resurfaced in 2023
- County record: approx. 636 sq. ft. pool
- Large pool patio/deck
- Florida room flows to porch and pool
- Paver front walkway/patio
- Additional backyard/green space

PARKING, STORAGE & INVESTMENT APPEAL

- Attached covered carport - measured approx. 12' x 20'
- City records show active short-term rental license
- Furniture, appliances and housewares intended to convey
- 10' x 12' storage shed
- Offered fully furnished and equipped
- Ideal for primary, second-home or investment use

LOCATION HIGHLIGHTS

- Central Melbourne location
- Near Eau Gallie Arts District
- Near Wickham Park
- Convenient to Historic Downtown Melbourne
- Convenient to Atlantic Ocean beaches
- Convenient to Indian River Lagoon
- Easy access to shopping and dining
- Accessible to Melbourne Orlando International Airport

Buyer Information: Measurements and property information are believed reliable but should be independently verified. Future short-term rental use, licensing and transfer requirements are subject to applicable governmental rules. Furnishings and equipment convey subject to seller's final inventory and exclusions.