

# 3008 Meleto Blvd - Townhome

New Smyrna Beach, FL 32168

## Property Overview

**The Hudson Model** - A beautifully maintained 2-story townhome in the prestigious Venetian Bay community. This newer construction (2022) offers 1,672 sq ft of living space with no lawn maintenance required.

### Key Features

- **3 Bedrooms, 3 Bathrooms** (2 full, 1 half bath)
  - **2-Car Attached Garage** with additional storage
  - **Tile flooring** throughout first floor living areas
  - **Stainless steel appliances** included
  - **Custom closets** in primary and guest rooms
  - **Large kitchen pantry** for extra storage
  - **Upgraded tile** in primary shower
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## Venetian Bay Community

### Location Benefits

- **10 miles from New Smyrna Beach** - Beautiful coastal access
- **Close to major highways** - Easy commuting
- **Less than 1 mile** to Town Center shopping and dining

### Community Amenities

- **18-hole golf course** - Perfect for golf enthusiasts
- **Community center** with extensive facilities
- **Pool area with tiki bar** - Food delivery available
- **Fitness center** - 24-hour Snap Fitness
- **Tennis and pickleball courts**
- **Walking trails and parks**
- **Spa at Venetian** - Full-service spa
- **On-site conveniences:** Church, daycare, convenience store, deli

### Dining & Shopping

- **424 Bistro** - Fine dining option
  - **BREW** - Casual dining
  - **Town Center** shopping within walking distance
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# Property Details

## Interior Specifications

- **Total Living Area:** 1,887 sq ft
- **Construction:** Block on block, 2-story
- **Flooring:** Tile (main floor), Carpet (upper level)
- **Heating:** Electric forced air
- **Cooling:** Central air conditioning
- **Foundation:** Slab construction
- **Roof:** Shake/Shingle

## Included Appliances

- Dishwasher
- Microwave
- Range/Oven
- Refrigerator
- Washer
- Dryer

## Exterior Features

- **Stucco construction**
  - **City views**
  - **No lawn maintenance required**
  - **Cement/concrete details**
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# Financial Information

## HOA Details

- **Monthly HOA Fee:** \$170
- **Includes:** Community amenities, exterior maintenance, landscaping

## Property Information

- **Year Built:** 2022
  - **Parcel Number:** 731707006260
  - **Property Type:** Single Family Townhome
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# School Districts

## Nearby Schools

- **Chisholm Elementary School** (PK-5) - 5.7 miles
  - **New Smyrna Beach Middle School** (6-8) - 6.5 miles
  - **New Smyrna Beach High School** (9-12) - 6 miles
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## Directions to Property

**Address:** 3008 Meleto Blvd, New Smyrna Beach, FL 32168

### From FL-44 W:

1. Continue on FL-44 W for 2.1 miles
2. Turn right onto N Airport Rd (0.7 mi)
3. Turn left onto King Palm Dr (0.2 mi)
4. At traffic circle, take 1st exit onto Venetian Palms Blvd (0.1 mi)
5. Turn left onto Meleto Blvd (0.2 mi)
6. Destination on the left

**Total Distance:** 3.3 miles (approximately 6 minutes)

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## Why Choose This Property?

### Lifestyle Benefits

- **Maintenance-free living** - No lawn care required
- **Resort-style amenities** - Golf, spa, fitness, dining
- **Beach proximity** - 10 miles to New Smyrna Beach
- **Master-planned community** - Italian-inspired design
- **New construction** - Modern features and efficiency

### Investment Considerations

- **Desirable location** - Sought-after Venetian Bay community
  - **Newer construction** - Built in 2022
  - **Low maintenance** - Townhome lifestyle
  - **Strong amenity package** - Supports property values
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## Next Steps

**Schedule Your Showing Today** Don't miss this opportunity to experience the Venetian Bay lifestyle. This property combines the best of coastal living with golf course amenities and modern convenience.

*Contact your real estate agent to arrange a private tour of 3008 Meleto Blvd and explore the Venetian Bay community.*