

County: Volusia



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|---------------------|-----------------|--------------------------|---------------------|
| Year Built: | 2022 | Sub Type: | Townhouse |
| Living Area: | 1,672 | Prop Attached: | Yes |
| Living Area Source: | Estimated | Subdivision: | None |
| Entry Level: | 1 | CDD Fee: | No |
| Stories: | 2 | Accessibility Feat: | No |
| Senior Comm: | No | New Const: | No |
| Accy Dwng Unit: | No | Pool Private YN: | No |
| Lot Size Acres: | 0.0832 | Homestead YN: | Yes |
| Lot Size SqFt: | 3,625 | Water Body Access YN: | No |
| County: | Volusia | Waterfront: | No |
| Gen Cnty Loc: | Out of Brevard | Furnished: | Unfurnished |
| MLS Area Mjr: | 901 - Volusia | Direction Faces: | East |
| Parcel #: | 7317-07-00-6260 | Land Lease YN: | No |
| Tax Account: | 8012496 | | |
| Tax Annual Amt: | \$3,882.26 | | |
| Beds Total: | 3 | Association: | Yes |
| Baths Total: | 3 | Assoc Fee: | \$95 |
| Baths Full: | 2 | Assoc Fee Freq: | Monthly |
| Baths Half: | 1 | Assoc Fee 2: | \$900 |
| | | Assoc Fee 2 Fr: | Annually |
| | | Assoc Name: | Vista Palms |
| | | Assoc Phone: | 866-473-2573 |
| | | Community Fee(s): | No |
| | | Garage: | Yes |
| | | Garage Spcs: | 2 |
| | | Carport: | No |

Public Remarks: This stunning 2022 Hudson townhome offers 3BR/2BA across 1,672 sq ft of modern living. Located in Florida's premier golf community, you're just 10 miles from beautiful New Smyrna Beach. Enjoy maintenance-free living with tile floors, stainless appliances, custom closets, and a 2-car garage. The community boasts an 18-hole golf course, resort-style pool with tiki bar, spa, fitness center, tennis courts, and Town Center dining at 424 Bistro. At \$170/month HOA, you get luxury amenities with limited upkeep. Walk to shopping, golf in the morning, beach in the afternoon. This Italian-inspired master-planned community offers the perfect blend of coastal and golf course living. Don't miss this opportunity - newer construction in Venetian Bay won't last long! Schedule your showing today.

Directions: Quick Directions to 3008 Meleto Blvd: From your starting point, take FL-44 W for 2.1 miles, then turn right on N Airport Rd. Follow King Palm Dr to the traffic circle, take the first exit onto Venetian Palms Blvd, then turn left on Meleto Blvd. The destination is on your left.

Association Amenities: Clubhouse; Fitness Center; Golf Course; Jogging Path; Maintenance Grounds; Management - Off Site; Park; Pickleball; Playground; Pool; Racquetball; Spa/Hot Tub; Tennis Court(s)

Association Fee Includes: Maintenance Grounds

Appliances: Dishwasher; Disposal; Dryer; Electric Range; Electric Water Heater; ENERGY STAR Qualified Dishwasher; Microwave; Refrigerator; Washer

Architectural Style: Other

Closing Company Details: Closing Company Name: International Title and Escrow Co.; Closing Company Address: 226 N Atlantic Ave Cocoa Beach FL 32931

Construction Materials: Block; Stucco

Cooling: Central Air; Electric

Current Use: Residential

Electric: 100 Amp Service

Exterior Features: Tennis Court(s)

Fireplace Features: Fireplaces Total: 0

Flooring: Carpet; Tile

Heating: Central; Electric

Interior Features: Ceiling Fan(s); Open Floorplan; Pantry; Primary Bathroom - Shower No Tub; Split Bedrooms

Laundry Features: In Unit

Legal Details: Permission Granted to Advertise: Yes

Levels: Two

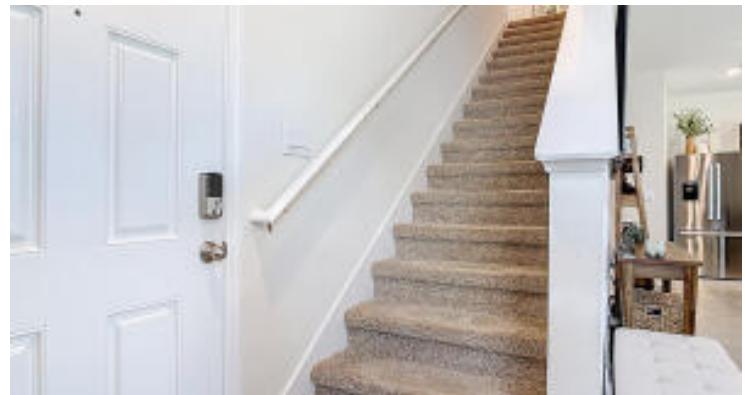
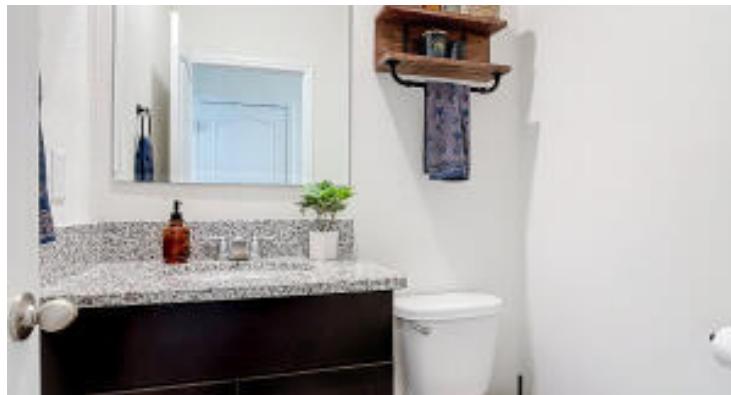
Listing Terms: Cash; Conventional; FHA; VA Loan

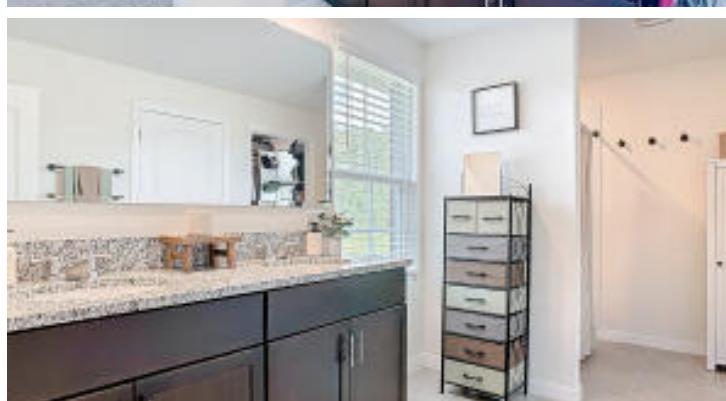
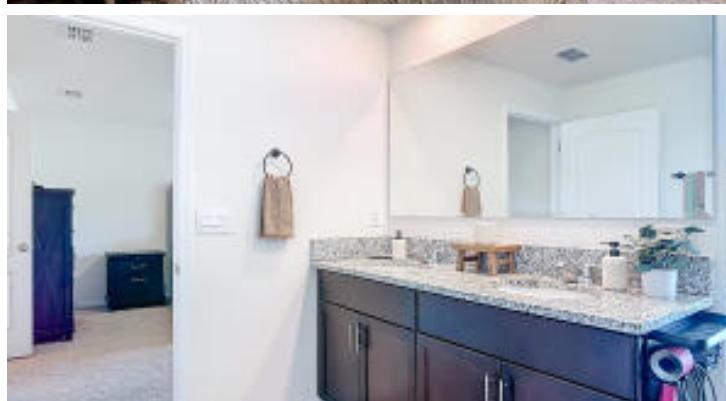
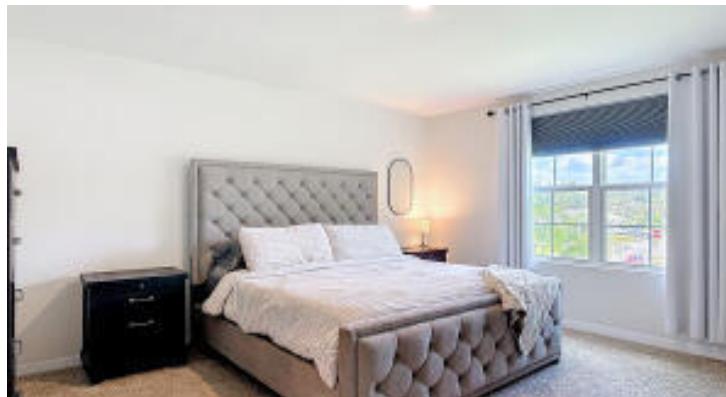
Lot Features: Sprinklers In Front; Sprinklers In Rear

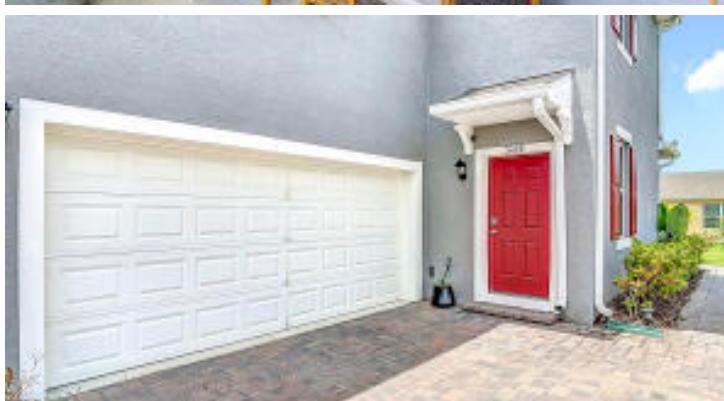
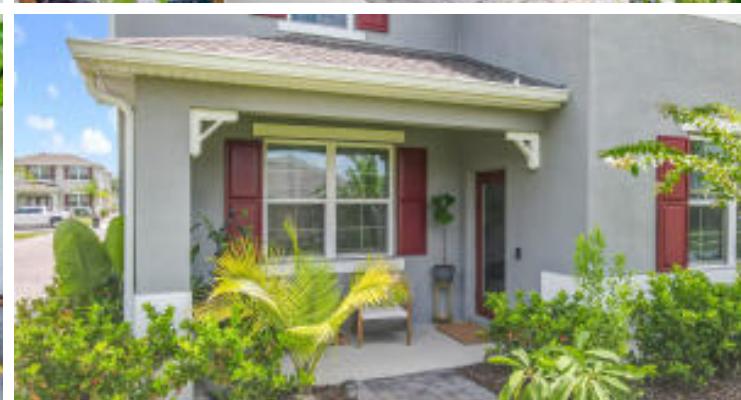
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