

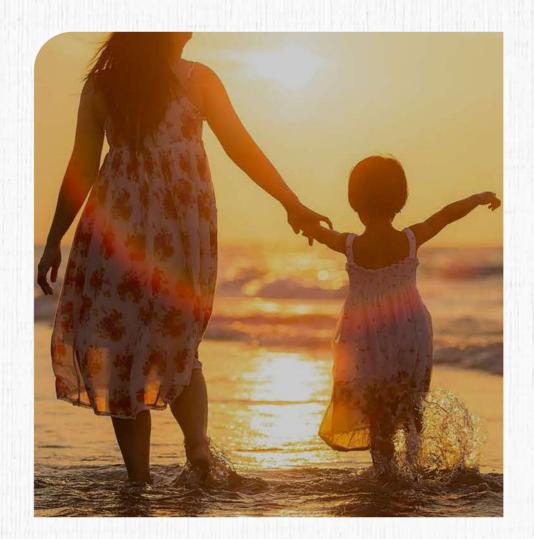


MELBOURNE BEACH

Known for its warm and familiar atmosphere, Melbourne Beach stands out for its wealth of natural beauty, art and culture. No wonder it is considered one of the best places to live in Florida.

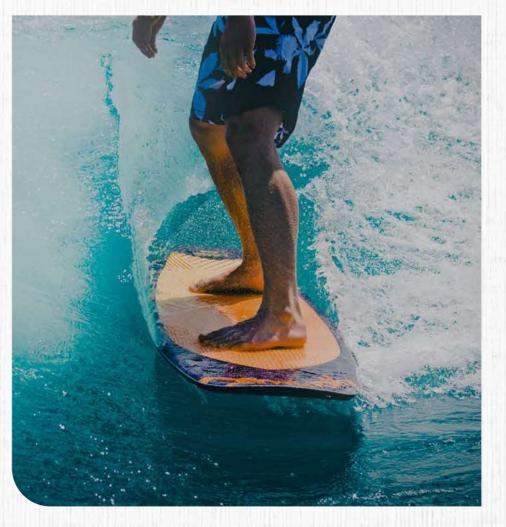
Located in Brevard County, the region has a privileged location — a short drive away from the Kennedy Space Center® and just 90 minutes from the Greater Orlando attractions.

Melbourne Beach is an alluring coastal paradise, perfectly suited for families and visitors of all ages.











POINTS OF INTEREST

A world away... yet close to everything



- 1. Port Canaveral
- 2. Orlando Melbourne International Airport



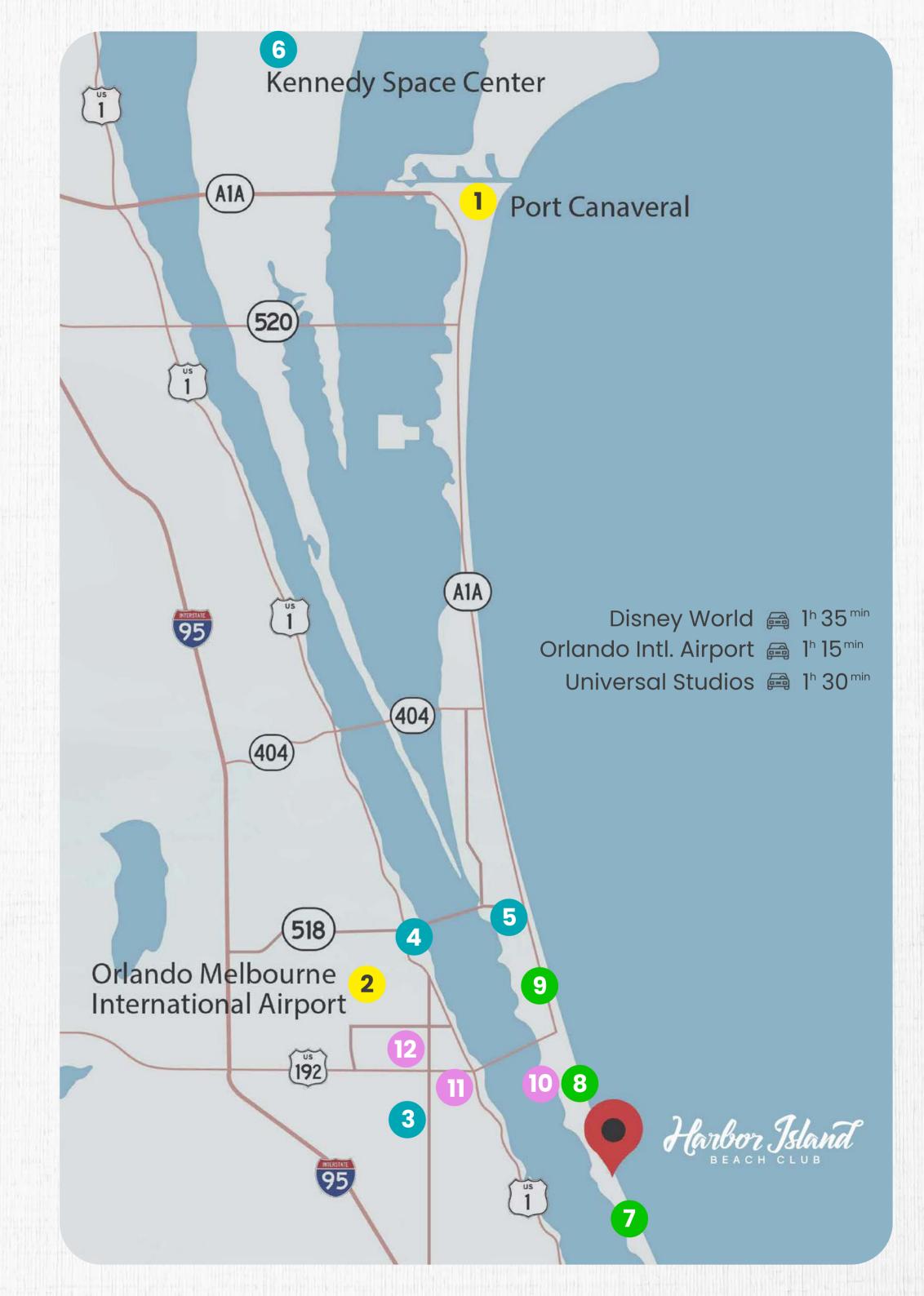
- 3. Andretti Thrill Park
- 4. Rigg's Outpost Watersports
- 5. Space Coast Hydrobikes
- 6. Kennedy Space Center



- 7. Jake's Crab Shack
- 8. Sand on the Beach
- 9. Billies



- 10. Catalyst Surf Shop
- 11. East Coast Vintage
- 12. Melbourne Shopping Center





BEST PLACE TO LIVE NEAR THE BEACH IN THE U.S.

- U.S. NEWS & WORLD REPORT -



Nestled between the Indian River Lagoon and the blue waters of the Atlantic Ocean, Harbor Island is a community of luxury homes, surrounded by untold natural beauty, amenities, and comfort.

Available to a select few, Harbor Island exudes sophistication by masterly blending urban and coastal lifestyles into a community capable of surprising even the most demanding tastes.

Harbor Island is now available, offering a world of unique experiences, leisure and entertainment.

HARBOR ISLAND BEACH CLUB VIDEO

MELBOURNE BEACH FLORIDA VIDEO











HOMES THAT COMBINE A SUPERIOR AESTHETIC STANDARD WITH A WIDE RANGE OF INCLUDED FEATURES













RESORT COLLECTION ALEJANDRO AZUERO INCLUDED FEATURES

EXTERIOR DESIGN FEATURES

Fully sodded homesites.

Fully landscaped and improved homesite.

1/2 HP garage door opener.

Painted garage floors.

Steel flush panel style garage door.

2,500-PSI concrete foundation.

Hardie siding on second floor.

Irrigation system with rain gauge.

Paver driveway, entry, and lead walk.

Heated pool with paver pool deck.

Sentricon System.

Taexx Pest Control Pre-Installed.

Aluminum metal roof.

INTERIOR DESIGN FEATURES

Schlage® touch screen entry lock.

Colonial-style wood casing.

Large 4 1/4" Ogee-style baseboards.

2" designer faux wood blinds.

Sherwin-Williams® Supreme interior Paint.

16" tight mesh ventilated wire shelving in pantry.

2-panel square top smooth doors.

Stairs with metal balusters per plan.

1/2" interior drywall and 1/2" ceiling board.

Crown moulding in formal areas plus master bedroom.

GE® washer and dryer.

LUXURY KITCHEN FEATURES

GE Profile Black Stainless french door refrigerator with

built-in ice maker.

GE Cleantop Black Stainless double oven range.

GE Profile Black Stainless dishwasher.

GE Profile Black Stainless microwave.

Luxury 42" multi-leveled, shaker or raised maple panel

wood cabinets with.

Crown molding (per plan).

Brushed-nickel cabinet hardware.

3 cm quartz countertops.

Stainless steel under-mount kitchen sink.

Full decorative backsplash.

Designer faucet with pull-out spray.

ELEGANT BATHROOM FEATURES

Flat or raised maple wood cabinets in all baths.

Designer brushed-nickel plumbing fixtures in all baths.

3 cm quartz countertop in all baths.

Elongated commodes in all baths.

12" x 24" vertical wall tile in master bath shower.

6" x 6" wall tile in secondary bath/tub shower.

5" backsplash on all bathroom countertops.

Designer oval under-mount sink bowl in master bath.

Frameless clear glass shower enclosure in master bath.

42" high mirrors in all bathrooms.

FLOORING FEATURES

12" x 24" tile in all wet areas and extended areas per plan.

Upgraded 7/16" carpet padding.

Green certified, plush, wall-to-wall, upgraded carpeting.

ECOSMART ENERGY SAVING FEATURES.

50 Gallon electric water heater.

Impact, Low-E Windows.

15 SEER HVAC.

Frame wall insulation.

GreenGaurd® Max house wrap.

Honeywell programmable thermostat.

ELECTRICAL FEATURES

Decora designer light switches.

Pre-wired for fans in all bedrooms and family room.

RG-6 cable outlets in all bedrooms and family room.

Lighting in all walk-in closets.

Recessed LED lighting throughout home.

Exterior entry point lighting.

Coach lights.

Compact fluorescent LED light bulbs.

COMMITMENT TO EXCELLENCE

Complete Customer Care Representative Service

Department.

Independent engineering inspections throughout the

construction process.

Manufacturers' warranties passed on to you.

1-year, full-service warranty on all new homes.

Dedicated Quality Assurance Department.

SINGLE FAMILY HOMES | 2020 FEES

Homeowners Association Dues \$117.85 per month Harbor Island Beach Club \$214.75 per month

INCLUDED FEATURES

- PROFESSIONALLY LANDSCAPED COMMON GROUNDS & LOT MAINTENANCE
 - VALET TRASH PICKUP
 - GATED ENTRY •
 - PRIVATE BEACH ACCESS WITH RESTROOMS, LOCKERS, AND SHOWERS
 - PRIVATE COMMUNITY DOCK

AMENITY FEATURES

- RESORT STYLE POOL •
- RESORT STYLE CABANA •



Tel. (1) 647 402 3660 Toll free phone: 1877 758 1142 aazuero@deconovaflorida.com

www.investsouth.ca

¡Click on our social icons and follow us!







