



3612 2ND STREET SW
VERO BEACH, FL 32968





Tim Burklew Your LOCAL Agent

“Vero Beach” a place worth moving for

Included Features & Furnishings

Dear Prospective Buyer,

Thank you for your interest in our home at **3612 2nd St. SW, Vero Beach**. We’ve poured a lot of care into making this a truly special place, and we want to ensure full transparency regarding what is included in the sale.

We are pleased to share that the following items **will remain with the home**:

- **Washer & Dryer**
- **Refrigerator**
- **Under-Counter Microwave**
- **Convection Stove & Oven**
- **All Custom Closets Throughout the Home**
- **Built-In Office Cabinets & Shelving**
- **All Ceiling Fans**
- **Built-In Buffet in Dining Area**
- **(5) Chairs at the Kitchen Island**

In addition to these included features, there are select furnishings and items that we are open to discussing as part of the sale. These items are **negotiable**:

- **Down Feather Couches (Living Room Set)**
- **84" Big Screen TV (Living Room)**
- **TV in Master Bedroom**
- **Dining Room Table & Chairs**

If you have interest in any of these negotiable items, we are happy to entertain reasonable offers to include them in the purchase for a seamless, move-in-ready experience.

We hope you enjoy touring the home and can envision yourself enjoying all the thoughtful touches and custom features it has to offer.

Tim Burklew

Real Estate Sales 772-205-4873

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☐ **MLS #289528**

3612 2nd St SW, Vero Beach 32968

\$570,900



Status:	Active	Area:	41 (County Southeast)
DOM:	8	CDOM:	8
Design:	1 Story	Type:	Detached Home
Building #:		List Type:	Exclusive Right to Sell
Project:	WATERS EDGE	Ownership:	Single Family/Other
Lot Size:	.22	Subdivision:	Waters Edge
Waterfront:	Yes / Lake/Pond	Acreage:	
Governing Body:	Homeowners Assoc	Pool:	Yes / Private, Safety Fence/Gate, Screened, Spa
Construction:	Concrete Block	Year Built:	2004
To Be Constructed:	No	View:	Lake/Pond
Fireplaces:			

1 / 36 Overhead

Roof:	Shingle	Pets:	Yes	Floors:	Tile, Vinyl
Bedrooms:	4	Full Baths:	2	Half Baths:	0
<u>Room Type</u>	<u>Dimensions</u>	<u>Room Type</u>	<u>Dimensions</u>	<u>Room Type</u>	<u>Dimensions</u>
Bedroom	12x11	Bedroom	21x13	Bedroom	12X12
Bedroom	11X12	Living Room	23x15	Laundry	12x7
Den/Library/Office	10x12	Foyer Entrance	6x16	Pantry	5x3
Dining Room	11x13	Kitchen	12x17	Patio/Porch Screened	46x32

Laundry Room: **On Floor, Room**

Schools: [Indian River County Schools](#)

Parking: **2 Car garage**

Apx Liv Ar SqFt: **2001-2200**

Sq. Ft.: **2,152**

Land: **Road paved**

Land: **Road paved**

Ceiling Fans: **5**

Lead Base Pnt Disc: **No**

Remarks: **Totally remodeled lakefront 4-bed home with 2 baths and a large home office, open floor plan, huge island seating 5—perfect for entertaining. Features all-new appliances incl. Samsung Bespoke fridge, induction cooktop, and under-counter microwave. Custom tile baths, built-in closets, spacious laundry. Enjoy the screened pool/spa, BBQ pit, and lake views. Roof 2019! Stylish, functional, and move-in ready. Owner/Agent. Complete Impact Windows and doors. Additionally, luxury vinyl plank flooring throughout, fresh paint inside and out, and a large driveway with ample parking. Truly a must-see!**

Directions: **One of the two entrances is closed for new culvert installation. Please use 43rd St to 1st St, turn east onto 37th Dr SW, enter Waters Edge, Make the first left turn home on the left**

Furnishings: **Unfurnished**

Stories: **1**

Unit Floor: **1**

Unit Description:

Miscellaneous.: **Owner/Agent**

Restrictions:

Security:

Appliances: **Cook Top, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Water Heater Electric, Wine Cooler**
Front Door Faces: **Faces South**

Community Info: **None**

Windows & Doors: **Door(s) Sliding glass, Impact Resistant Glass (all), Tinted, Single hung, Sliding** Window Treat.: **Shades/Blinds Furnished**

Inside Features: **Built-in wall unit, Ceilings, volume, Island kitchen, Pantry, Smoke detector, Tub, garden/Roman, Walk-in closet, Wet Bar**

Outside Features: **Built-in BBQ, Irrigation sprinkler, Irrigation well, Patio, Patio screened, Porch Covered**

Water: **City**

Natural Gas: **No**

Sewer: **County**

Heat: **1 Central**

Coastal Construc Control Line: **Yes**

Cooling: **1 Central**

Legal: **WATERS EDGE PLAT 2 LOT 46 PBI 16-67**

Tax ID#: **33392200028000000046.0**

Zoning: **Residential**

Tax Year: **2024**

Tax Amount: **\$5,103**

Exemptions: **Homestead**

Payable: **Quarterly**

Min Rent Period: **6 Month**

Freq Rent Period: **2x/year**

Mand Mthly Fee: **62.00**

Capital Contributions: **0.00**

Feature	Your Home	150 36th Ct SW	116 38th Ct SW	4308 2nd Sq SW	3603 2nd St SW	Estimated Value
Impact Windows & Doors	✓	✗	✗	✓	✗	\$35,000
Pool with Spa	✓	Pool Only	Midsize Pool	Pool Only	Midsize Pool	\$7,000 Spa only
Screened Patio	✓	✗	✗	✗	✓	\$8,000
Custom Built-in Office Shelving	✓	✗	✗	✗	✗	\$3,000
Full Custom Bar	✓	✗	✗	✗	✗	\$2,500
Coffee/Bufet Area	✓	✗	✗	✗	✗	\$2,500
Built-in Barbecue Pit	✓	✗	✗	✗	✗	\$2,500
Freshly Painted Exterior	✓	✓	✗	✗	✗	\$4,000
Automated Sprinkler System	✓	✓	✓	✓	✓	\$2,000
Gutters Throughout	✓	✓	✓	✓	Partial	\$2,000
Natural Privacy Barrier (Hedges)	✓	✓	✗	✗	✓	\$3,000
Sale Price	\$589,900	\$530,000	\$530,000	\$590,000	\$480,000	



Estimated Fair Market Value of Subject Property

Considering the superior features and upgrades of your home, we estimate its fair market value as follows:

- **Base Value:** Taking the average sale price of comparable properties:
 $(\$530,000 + \$530,000 + \$590,000 + \$480,000) / 4 = \$532,500$

- **Adjustments for Superior Features:**

- Impact Windows & Doors: +\$35,000
- Spa Addition: +\$7,000
- Screened Patio: +\$8,000
- Custom Built-in Office Shelving: +\$3,000
- Full Custom Bar: +\$2,500
- Coffee/Buffer Area: +\$2,500
- Built-in Barbecue Pit: +\$2,500
- Freshly Painted Exterior: +\$4,000
- Natural Privacy Barrier (Hedges): +\$3,000

Total Adjustments: \$67,500

- **Estimated Fair Market Value.** $\$532,500 + \$67,500 = \$600,000$

"This move-in ready, fully renovated home is a true hurricane fortress, offering unparalleled protection with its impact-resistant windows and doors, reinforced structural elements, and elevated design. Beyond its robust construction, the property boasts high-end upgrades and modern amenities throughout. As an added bonus, enjoy front-row seats to Florida's spectacular rocket launches from your own backyard, with serene views overlooking the pool and lake—providing a unique blend of luxury, safety, and natural beauty."



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Renovation Details

Item	Cost (USD)	Details
Purchase Price	440,000	
Demo & Dumpster	8,151	Walls, bathrooms, flooring
Drywall & Paint	11,072	Archway, full interior & exterior paint
Electrical Work	3,975	Rewiring, lighting
Appliances + Hood	7,849	Kitchen appliances, hood relocation
Flooring (Material & Labor)	14,649	Vinyl flooring
Plumbing & Fixtures	9,027	Island move, fixtures, sink, tub, drains
Cabinets & Counters	7,555	Repaint, counters, install
Tile & Shower	8,256	Bathrooms, backsplash, shower door, shelves
Lighting & Mirrors	3,416	Fixtures, mirrors
Vanities & Baseboards	3,757	Vanities, baseboards, custom corners
Pool & Spa Upgrades	8,014	Pumps, jets, acid wash, lights, rescreen
Shiplap & Install	1,867	Decorative walls
Irrigation & Drainage	5,465	New system, drainage lines
Landscaping & BBQ	5,400	Hedge, palms, mulch, outdoor grill
Closets & Office Built-in	9,860	Custom closets, office cabinetry
Kitchen Buffet	7,233	Built-in buffet
Impact Windows & Doors	35,000	Hurricane protection
Spray Foam Entire Attic	9,000	Spray Foam Attic

Total Renovations \$159,640

"More Than a House — A Place to Call Home"

What We Love About This Home

Dear Future Homeowner,

After touring homes today, you're probably thinking about square footage, bedrooms, and finishes. But let me invite you to think about something even more important — **the life you'll live inside those walls.**

At **3612 2nd St SW**, this isn't just a house — it's a place where every corner invites you to create lasting memories.

Picture your family here...

The kids' laughter fills the air as they splash in your **private pool and spa**, while the grill sizzles with burgers and hot dogs on your custom-built BBQ. One child casts a line into the pond, eyes wide with wonder. Friends gather under the spacious screened patio, drinks in hand, as everyone looks to the sky for the breathtaking sight of a rocket launch — and you realize, this isn't just another evening... it's a moment you'll never forget.

Inside, your **open-concept living space** flows effortlessly — perfect for family dinners, holiday gatherings, or quiet mornings with coffee overlooking the lake. The **fully remodeled kitchen** with its grand island and custom buffet was designed for connection, conversation, and celebration.

And when Florida's storms come, you'll feel secure behind premium **impact windows and doors**, knowing your home protects what matters most — your family. No shutters. No stress. Just peace of mind.

Need a place to work or unwind? The custom-built **home office** is ready for your next big idea, while the luxurious master bath invites you to relax at the end of the day.

Every inch of this home has been thoughtfully transformed with over **\$150,000** in renovations — not just to look beautiful, but to **live beautifully**. From the lush landscaping to the custom closets, from the sparkling pool to the elegant interiors — it's all here, waiting for your story to begin.

When you sit down tonight and compare the homes you've seen, remember — this isn't just about bedrooms and bathrooms. It's about where you'll host birthdays, watch your kids grow, share meals, and watch sunsets over the water.

It's about finding the place where you don't just **live**...
You **belong**.

I'd be honored to help make this home part of your family's story.

Welcome home.

Warm regards,
Anna & Tim Burklew
Realtor, eXp Realty
 **772-205-4873**



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