

# 810 41 ST Ct Vero Beach FL



Lakefront Living with Solar Savings



- 4 Bedrooms | 2 Bathrooms | 2,001 Sq Ft | Lakefront with Solar
- Listing by *Tim Burklew – eXp Realty, The Global Excel Group*
- 772-205-4873 | [TimBurklew.com](http://TimBurklew.com)



## Welcome to your NEW HOME



Warm & Inviting Entry







From the moment you arrive, you're welcomed by a bright, bold entryway that sets the tone for the entire home. The front porch invites you to relax, greet neighbors, and enjoy the peaceful surroundings.

### Listing History







# Features & Furnishings

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## Interior

- 4 Bedrooms / 2 Bathrooms – 2,001 Sq Ft
  - Open-concept layout with lake views
  - Updated kitchen  granite counters + island
  - Stainless steel appliances (1 yr old) 
  - Tile flooring throughout main areas
  - Formal dining room with chandeliers 
  - Walk-in closets in bedrooms 
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## Exterior

- Lakefront on 0.23 acre  with 200+ ft frontage
  - Private dock  & covered patio 
  - Landscaped yard  & twilight lighting 
  - Roof only 3 yrs old 
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## Energy & Protection

- Solar system  (3 yrs old, ~\$25K value)
  - Avg. electric bill just ~\$55/mo 
  - Roof (3 yrs old) 
  - Hurricane shutters 
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## Inclusions

- Kitchen appliances (1 yr old): fridge, stove, dishwasher, microwave
- Washer & dryer 
- Light fixtures & chandeliers 

# Comparative Market Analysis

810 41st Ct, Vero Beach, FL

Subject Property Highlights
4 Bed / 2 Bath • 2,001 Sq Ft • Lakefront on 0.23 Acre Lot
Roof: 3 yrs • Solar: 3 yrs (~\$25K value, avg bill ~\$55/mo)
Updated Home • New Kitchen Appliances • Premium Lot Size

## Comparable Sales

Address	Beds/Baths	Sq Ft	Sale Price	Price/Sq Ft
5730 Hampton Park Cir	3 / 3	2,181	\$490,000	\$224.67
5752 Hampton Park Cir	4 / 3	2,791	\$500,240	\$179.23
5726 Hampton Park Cir	4 / 3	2,493	\$510,000	\$204.57
3860 9th Pl	3 / 2	2,080	\$500,000	\$240.38

## Market Value Analysis

Adjustment	Value Impact
Base Market Value	\$435,000
+ Lakefront Premium ■	+\$25,000
+ 3-Yr Roof ■■	+\$12,000
+ Solar System (Eco Premium + Energy Savings) ■■	+\$25,000
+ Updated Home & Appliances ■	+\$8,000
Adjusted Market Value Range	\$495,000 – \$520,000

■ Premium Features = Premium Value
Lakefront Lifestyle ■ • 3-Year Roof & Solar ■■
Energy Efficiency (avg bill ~\$55/mo) ■
Updated Home & New Kitchen Appliances ■ • Move-in Ready ■
■ Adjusted Market Position: \$495K – \$520K

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810 41 St Ct, Vero Beach, FL 32960

**Dear Future Homeowner,**

After walking through houses today, you're probably comparing square footage, finishes, and updates. But let us invite you to think about something even more meaningful — the life you'll create here.

At **810 41st Ct**, this isn't just a house. It's a place of peace, connection, and comfort — a home where modern efficiency meets timeless tranquility.

Picture this... 

The laughter of friends and family echoes across the backyard as you fish from your private dock or gather on the patio at twilight for a family BBQ, the soft glow of lights reflecting off the water. A gentle breeze drifts across the lake, and you realize this isn't just another evening — it's a lifestyle of calm and joy. In the near distance you hear "I got one" — always brings smiles to all that hear those wonderful words.

Inside, the open floor plan flows seamlessly for holidays, family meals, or quiet mornings with coffee. With **solar panels and a newer roof (both only 3 years old)**, you'll not only enjoy a beautiful home but one that works for you — dramatically reducing your monthly bills. With an average power bill of only **about \$55 a month**, you'll have more freedom to enjoy the things that truly matter.

Step out front, and you'll find your own **private retreat space** — a quiet, tucked-away corner perfect for reading, morning coffee, or simply time to yourself. And beyond your doorstep, the neighborhood itself feels **secluded and intimate**, with only a handful of homes that create a true sense of privacy and peace.

This home has been loved and cared for — not just to look beautiful, but to live beautifully. Every detail, from the energy-efficient solar system to the private lakefront setting, was chosen to bring comfort and peace of mind.

When you think back on the homes you've toured, remember — this isn't just about bedrooms and bathrooms. It's about where you'll watch sunsets, host family gatherings, share laughter, and savor the quiet moments that mean the most.

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

We'd be honored to welcome you here.

Warm regards,  
**Richard & Clemencia**



*“As day fades to night, this lakefront home transforms into a glowing sanctuary.”*

