810 41 ST Ct Vero Beach FL



Lakefront Living with Solar Savings



- $\bullet \ \textit{4 Bedrooms} \mid \textit{2 Bathrooms} \mid \textit{2,001 Sq Ft} \mid \textit{Lakefront with Solar } \\$
- Listing by *Tim Burklew eXp Realty, The Global Excel Group*
 - 772-205-4873 | 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.

Status:

List Sub-Type: Range Pricing:

Map Coord .:

Ownership:

Building #:

Listing

MLS #290438

810 41st Ct, Vero Beach 32960

\$485,500

Coming Soon

10018.8

0.2300

8

Single Family/Other

Less Than 1/4 Acre

Dock/view/fishing,

Private Dock



Area: List Type: Type: Design: Governing Body: County: Project: Subdivision:

Detached Home 1 Story **Homeowners Assoc Indian River County ANNABELLES WAY Annabelles Way** Schools: Pets: Yes Tax ID Zoning:

Unit #: Lot #: **Indian River County Schools** To Be Constructed: No Lot Size: 3339100003900000001.0 Apx Acreage: Residential Acreage:

41 (County Southeast)

Exclusive Brokerage

No Dock Services: Coastal Construction Control Line: No Pool Size:

Yes / Lake/Pond Waterfront Footage: 210

ANNABELLE'S WAY SUB LOT 1 PBI 16-17 CDOM:

DOM: 08/16/2025 : Coming Soon : ->CS

Lakefront 1 / 36



Apx Liv Ar SqFt:

Bedrooms:

Sq. Ft.:

Land:











Legal:

Waterfront:

General Information

Full Baths: 2 View: Lake/Pond Half Baths: 0 Front Door FacesFaces West Fireplaces: Roof: Shingle 2002 Year Built: Floors: Tile Construction: **Concrete Block**

Lead Based Paint Disclosure: No

2001-2200

2,001/Tax Roll

2 or 2+ Assigned, uncovered Parking:

Rooms Information Room Type **Dimensions** Room Type **Dimensions** Room Type **Dimensions** Bedroom 14x27 **Living Room** 22x15 Kitchen 12x15 Bedroom 11X12 **Bedroom** 10x15 **Bedroom** 12x11 **Foyer Entrance** 16x11 **Breakfast Nook** 13x11 **Dining Room** 22x8

Laundry 6x7 Laundry Room: Room

Must see! Perfectly maintained gem in desirable Annabelle's Way. This 4-bedroom, 2-bath offers 200+ ft of serene lake Remarks: frontage with a private dock-perfect for fishing, relaxing, or enjoying backyard views. Kitchen with wood cabinetry opens to the great room and Florida room. All bedrooms have walk-in closets, oversized 2-car garage provides ample storage. Updates include new kitchen appl...

3-Year-Old Roof & \$50K Solar Private Lakefront with Dock Exclusive 15- Home Subdivision Agent Remarks:

From US-1: West on 41st Street. Right onto 41st Ct into Annabelle's Way sub. From 66th Avenue: East on 41st Street. Directions:

Left onto 41st Ct into Annabelle's Way sub.

Additional Information Furnishings: Unfurnished Ceiling Fans:

Windows and Doors: Storm Shutters (all), Awning, Single hung

Window Treatments: Shades/Blinds Furnished

Cook Top, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Heater Electric Appliances:

Inside Features: Ceilings, vaulted/cathedral

100.00

60.00

NONE

Outside Features:

Unit Description: Stories: Membership: Unit Floor: 1 Misc.: Energy efficiency extras, Seller's Disclosure Available Security:

Restrictions: No restrictions

Community Info:	None				
		— Utility Informa	tion ———		
Heat: Cooling:	1 Central 1 Central	Natural Gas:	No	Water: Sewer:	City City
		Office Informa	ntion ————		
List Office Name: EMAILO:	EXP Realty, LLC FL.Admin@EXPRealty.net	List Office Phone::	888-883-8509	List Broker Code:	1378
List Agent Name: Alternate Phone:	Tim Burklew	List Agent Pub ID: Fax:	BURKLETI 941-315-8557	List Agent Phone: Showing Phone:	772-205-4873 7722054873
EMAILA:	<u>TimBurklew@gmail.com</u>			Available to Show:	08/31/2025
Owner Name(s):	Camacho Clemencia & Camacho Richard	Market Value:	No	Listing Date:	08/15/2025
		Addr. On Internet:	Yes	Expiration Date:	02/14/2026
Permission To Adverti Showing Instructions	ise: No : 24 hour notice, Call Listing Agent	Blogging: , Owner occupied	No	Internet:	Yes
		— Financial Inform	nation ————		
Tax Year: Foreclosed/REO:	2024	Tax Amount Sales MLS#:	\$2,921	Exemptions: Rent MLS#:	
Current Mortg:	No	Assumable Mortg:		Short Sale:	No
Escrow Agent:		Min Rent Period:	No Association Restrictions	Freq Rent Period:	

Cash, Fha/Va Considered, New Financing

2 x per year

Capital Contributions: 0.00

New Financing:

Payable:

Listing History

Application Fee:

Mandatory Mthly Fee:

Mandatory Fee Incl.: Property Mgmt Co:



Features & Furnishings



🏠 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



Exterior

- Lakefront on 0.23 acre with 200+ ft frontage
- Private dock 🔊 & covered patio 🖴
- Landscaped yard & & twilight lighting ?
- Roof only 3 yrs old 🏠



Energy & Protection

- Solar system ♣ (3 yrs old, ~\$25K value)
- Avg. electric bill just ~\$55/mo
- Roof (3 yrs old)
- Hurricane shutters 0



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 PI	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	



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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 here "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."



