

REAL ESTATE

Rate on one-year, adjustable-rate mortgage — excluding points — is 5.71%, up from 5.70%.

Section H

Victoria Reid, asst. business editor, vreid@flatoday.net

Rio Villa offers variety of styles



Community spotlight

■ **Community:** Rio Villa
 ■ **Builders:** Riverside Builders, Joyal Construction, other custom builders.

■ **Location:** Off Riverside Drive, north of Indialantic, 1.7 miles south of Eau Gallie Causeway.

■ **Lots:** 33 in final phase.

■ **Lot size:** 100 by 132 feet.

■ **Available:** 2

■ **Home size:** 2,500 square feet and up.

■ **Home prices:** \$300,000 and up.

■ **Association fees:** \$200 per year.

■ **A typical home:** The Riverside model has four bedrooms, three baths, great room, formal dining room, den, recreation room, patio with summer kitchen, laundry room and garage.

■ **Features:** Wood cabinetry and solid-surface countertops in kitchen, ceramic tile and upgraded carpet throughout house, shelving in closets and laundry room which also has cabinets and utility tub; built-in entertainment center in great room, television niche in master bedroom and shelves in den, crown molding throughout house, vaulted and tray ceilings, stand-alone garden tub and stall shower in master bath, arched entries, covered entry with decorative surfacing at patio and front porch.

■ **Amenities:** Community has a landscaped boulevard and a concrete wall. Rio Villa is midway between Eau Gallie and Melbourne causeways, with easy access to businesses, shopping, health care, and restaurants.



Photos by Craig Rubadoux, FLORIDA TODAY

Master bath in this recently sold model home at Rio Villa has a stand-alone jettted tub and double shower. Windows in the bath overlook a walled garden.

New phase under way at community started in '80s

By Lyn Dowling
 For FLORIDA TODAY

You would think Chris Perry was a resident of Rio Villa, judging by the way residents respond to him.

They exchange greetings as he walks to his front door, and he knows them by name, even if he has not built their homes. Perry, who owns Riverside Builders, has been building there for three years.

"It's a great neighborhood, where people really know one another. People just stop in to talk if they see that I'm here. It's the way things are."

Rio Villa is one of the older communities off Riverside Drive, with its beginnings in the late 1980s. Newer phases are under way now, with homes by Riverside and Joyal Homes, most in the tile-roofed, Mediterranean styles typical of nearby communities.

But because some of Rio Villa's homes were built earlier, in the California styles so prevalent a decade or two ago, and other homeowners have opted for traditional architecture with wrap-around porches and dormer windows, the community shows a great deal more diversity than many in the area.

Riverside's former model, recently sold, is fairly typical of what is found in the community — a two-story home in Florida style.

Built around a great room into which were built a floor-to-ceiling entertainment center and granite fireplace, the home also has a formal dining room set off by squared pillars, with a barrel-vaulted ceiling and faux painting.

Both rooms have a view of the tropically landscaped pool and patio, which has a full-sized summer kitchen.

The indoor kitchen is illuminated by a high skylight set into cherry-stained wood, under which are cherry cabinets set at varied heights and topped with molding. The countertops are of white Corian, a solid-surface material and the tile is 18-inch ceramic. Such tiles are found throughout the house, in addition to high-pile

See Rio, 2H



New phase starts at Rio Villa

Rio, From 1H

tweed carpeting.

The first floor also has a den at the front of the house, with a built-in Federal-style, white bookcase and mini-desk.

The master bedroom is next to the den and has a very large bathroom with a stand-alone, jetted tub and double shower secluded by an outdoor wall, but through whose glass panels a garden may be seen.

On the east side of the home are the guest bedrooms, one of which has double closets and both of which share a full pool bath, including bathtub.

The second floor consists of a large room that could be an additional suite or recreation room, with a bathroom shared by it and a fourth bedroom.

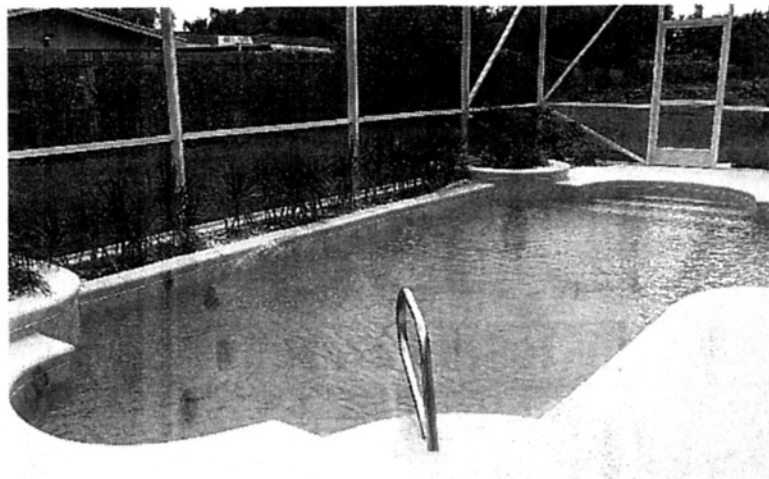
It is the type of home sought by young professionals, who make up the majority of Rio Villa's residents, according to Perry, and one

“It's a great neighborhood, with established homes as well as new ones, and not a lot of additional cost. But the best thing about it is the neighbors. People really seem to enjoy living here, and that's very satisfying to us.”

— Chris Perry,
owner,
Riverside Builders

of the things that draws them to the community, other than its location (almost exactly midway between causeways) is that it has all the attributes of a private community except the gate.

“What is attractive, I think, about Rio Villa is that it is not a gated community,” Perry said. “It has a single entrance and it is cen-



Craig Rubadoux, FLORIDA TODAY

Screened-in pool is one of the features of the Cambridge model home at Rio Villa, north of Indialantic.

tered on the boulevard, so some people think it is a gated community.

“But if you have a gated community, the homeowner association is responsible for all improvements, including streets, and that is expensive and time-consuming. So our homeowner association is responsible only for the boulevard.”

He expects the community, which has only two lots remaining to be sold, to be complete soon.

“It's a great neighborhood, with established homes as well as new ones, and not a lot of additional cost. But the best thing about it is the neighbors. People really seem to enjoy living here, and that's very satisfying to us,” Perry said.