

\$585,000 - 31 Circle Creek Way, ORMOND BEACH

MLS® #V4944722

\$585,000

3 Bedroom, 2.00 Bathroom, 2,615 sqft

Residential on 0.24 Acres

BREAKAWAY TRAILS PH 03 UNIT 03A,
ORMOND BEACH, FL

Fully Remodeled Coastal Luxury Home in Breakaway Trails - 31 Circle Creek Way
Discover modern coastal living at its finest in this fully remodeled ICI-built residence, ideally positioned in the prestigious gated enclave of Breakaway Trails. Nestled among mature trees and winding streets, this vibrant community offers an exceptional lifestyle with resort-style amenities including a clubhouse, swimming pool, pickleball courts, playground, and extensive nature trails perfect for walking or biking.

This 3-bedroom, 2-bathroom, 2,839 sq ft home has been meticulously upgraded from top to bottom, offering a fresh coastal feel and seamless blend of luxury, comfort, and design. Interior Highlights: Gorgeous chef's kitchen featuring waterfall-edge quartz countertops, upgraded stainless steel appliances, rich painted wood cabinetry, and a large peninsula for entertaining. Primary suite offers a relaxing retreat with tray ceilings and a spa-inspired bathroom boasting designer tile, a walk-in shower, and premium fixtures. Secondary bathroom updated with marble

tile floors and custom designer finishes.

Luxury vinyl plank flooring throughout the home for durability and style.

Vaulted ceilings and open-concept living



create an airy, expansive atmosphere.

Major System Upgrades:
Newer roof (2020)

New water heater (2024)

Remodeled kitchen and baths

Outdoor Oasis:
Step outside to your brand-new paver patio, the perfect setting for a fire pit, al fresco dining, or evening gatherings under the stars. The resort-style pool features a waterfall featuresurrounded by a spacious lanai for year-round enjoyment.

Additional Features:
Oversized 2-car garage with extended depth

Built in 1998

Essential Information

MLS® #	V4944722
Price	\$585,000
Sold Price	\$548,000
Date Sold	October 24th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,615
Acres	0.24
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	31 Circle Creek Way
Area	Ormond Beach

Subdivision	BREAKAWAY TRAILS PH 03 UNIT 03A
City	ORMOND BEACH
County	Volusia
State	FL
Zip Code	32174

Amenities

# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), Open Floorplan, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Other
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	September 3rd, 2025
Days on Market	16
Zoning	RESI
HOA Fees	430
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	ADAMS, CAMERON & CO., REALTORS
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