



VERO BEACH, FLORIDA · HAMPTON PARK

5680 Hampton Park *Circle*

The only Onyx on the water in Hampton Park right now.

\$600,000

The Onyx by Meritage Homes · 4 bed · 3 bath · \$77,500 in upgrades

AT A GLANCE

One story, *four bedrooms*, on the lake.

4

bedrooms, plus office and flex

3

full baths

2,791

sq ft living, builder plan*

3-car

attached garage

\$221

HOA a month, gated

2025

built by Meritage Homes

*The flyer lists 2,784 sq ft; buyer to verify. MLS B26086476.

OUTSIDE

Evenings *facing the lake.*

A screened, covered lanai opens to an extended paver patio behind aluminum fencing, with landscaping and lighting, facing the community lake.



GREAT ROOM

The lake *from the sofa.*

18'11" by 19'6", open to the kitchen and dining,
with sliders to the covered lanai.



KITCHEN

An island, and a second kitchen behind it.

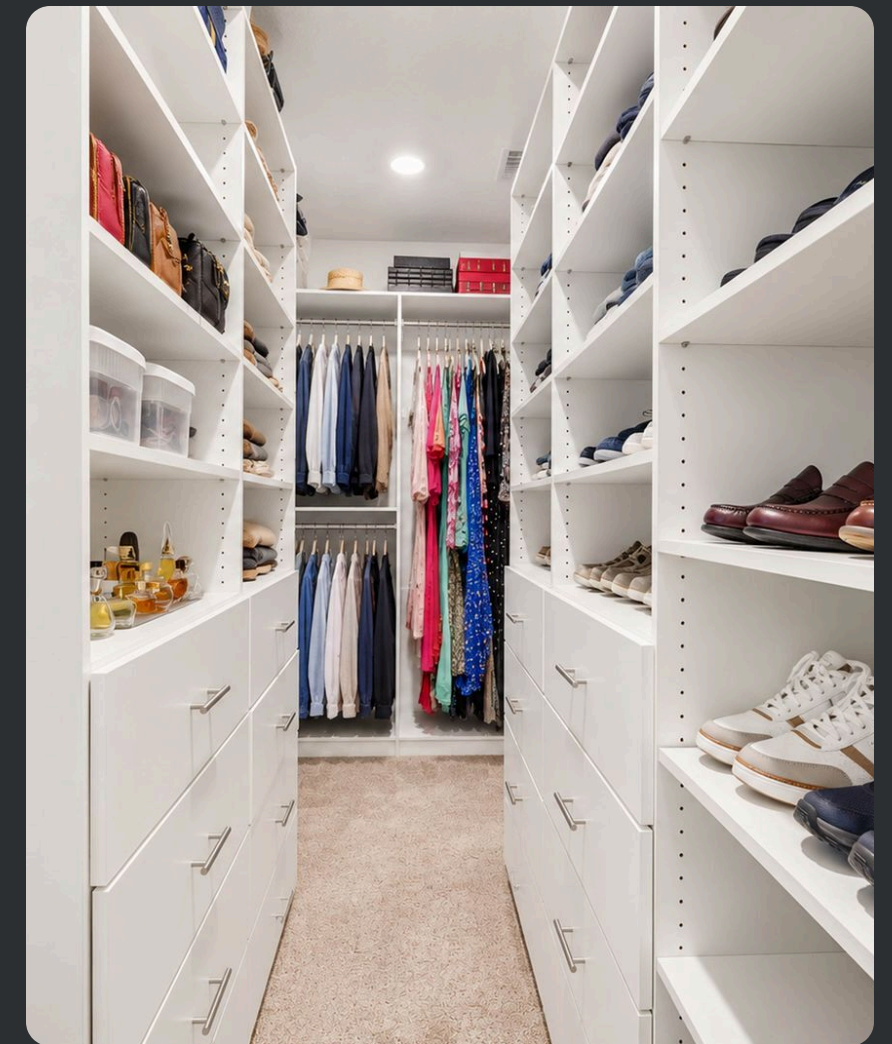
Navy island with seating, open to the great room. Behind it, a butler's kitchen with a beverage bar and a walk-in pantry with custom built-ins.



PRIMARY SUITE

Tray ceiling, *lake out the window.*

16'8" by 15'0", with a glass walk-in shower, double vanity and a closet fitted with custom built-ins.



UPGRADES, PRICED

\$77,500

in upgrades the sellers already paid for, done before you move in. Crown molding runs throughout.

Buy new, and this list comes after closing.

Backyard: aluminum fence, landscaping, lighting	\$25,000
Kitchen cabinetry with pull-out shelving	\$20,000
Closet and pantry shelving, built in	\$8,000
Crown molding throughout	\$6,000
Plush carpet in every bedroom	\$6,000
Epoxy-coated garage floor	\$5,000
Upgraded ceiling fixtures and fans	\$4,000
French drains	\$2,000
Screen enclosure on the covered lanai	\$1,500

Also added: smart home package, window treatments, reverse osmosis filtration, gutters, paver driveway. Sellers' approximate figures, Oct 2026.



THE ONYX PLAN

Everything *on one level*.

Room	Size
Great room	18'11" × 19'6"
Primary suite	16'8" × 15'0"
Dining	12'0" × 10'0"
Flex	12'0" × 11'5"
Home office	12'0" × 9'8"
Bedrooms 2 to 4	about 12' × 10'

Builder plan dimensions; buyer to verify. The website has a 3D walk-through.

MONTHLY COST, ESTIMATED

About \$4,000 to \$4,250 a month.

At \$600,000, 7.40%, 30-year fixed	20% down	25% down
Down payment	\$120,000	\$150,000
Principal and interest	\$3,323	\$3,116
Property tax, first-year estimate	\$562	\$562
Insurance, what the sellers pay	\$125	\$125
HOA	\$221	\$221
Estimated total	\$4,231	\$4,024

Estimates, not a loan offer. Rate: Freddie Mac weekly average, Oct 8, 2026. Tax without homestead (\$6,742/yr). Insurance: the sellers' \$1,500/yr, no flood policy; the MLS lists zone AE and the sellers report the lot came out of it, so have your insurer confirm.

HAMPTON PARK, VERO BEACH

Behind the gates, *15 minutes from the sand.*

Drive from the home	Time
South Beach Park	7.0 mi · 15 min
Vero Beach Airport (VRB)	6.3 mi · 18 min
Palm Beach Intl (PBI)	75 mi · 1 hr 34
Orlando Intl (MCO)	99 mi · 2 hr



SEE IT

Come stand *on the lanai.*

Private showings: maysoonsalah.com/5680

Questions, any hour: ask the Desk on the site

Text Maysoon: 858.888.5552

Maysoon Salah, PA

LOKATION REAL ESTATE · MLS B26086476

