

Model home in Celebration Island Village sells for a smidge under \$1M

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This Craftsman-style model home at the entrance to Celebration Island Village sold for \$999,000. (Mattamy Homes)

A former model home in Celebration was too good for one family to pass up.

The home was completed in 2021 as one of the original models for the first phase of Island Village at Celebration by Mattamy Homes.

“It was what originally led us to consider buying in Island Village a couple years ago, but we kept looking to be closer to where the rest of our family lives,” said Brian Carlson who is with Imagination Realty.

Then the 3,255-square-foot Merritt floorplan home popped up on the MLS for \$999,000.

“Under a million dollars for a five-bedroom home in Celebration? We reconsidered and jumped on the opportunity to grab it.”

Brian Carlson and his wife Jennifer closed on the home late last month. Brian's mother, Kathy Carlson, represented them in the deal.

Elizabeth Manchester with Mattamy Real Estate Services represented the seller, Mattamy Homes.

Because it was a model, the five-bedroom and four-bathroom home had all the upgrades the Carlsons wanted and an additional benefit.

"It's new. All the appliances are new, but it has still been around. Any of the little things that you can anticipate with a new build home like settling cracks, leaks, things that don't work, you pretty much can anticipate those have already been dealt with," Carlson told GrowthSpotter. "If there was anything going to structurally be wrong with the house, it would have been discovered by now so you get that peace of mind."

A new elementary school is going in down the street as well as other amenities.

"There are a lot of new things going on there in Island Village. There's a lot remaining to be seen as to what sort of community is going to be created down there."

According to Mattamy Homes, this phase of Island Village is sold out with the exception of several 70-foot lots which will be available in the near future. A second phase is planned with construction beginning in several months.

Since there was no longer a need for this model, they sold it, making the Carlsons happy.

"We were told by the builder that the floor plan that we bought for just under a million, they've contracted them for almost \$1.2 (million)," Carlson said, adding those homes had fewer upgrades. "[Our home] appraised higher than what we agreed to as a sales price, so again we have some peace of mind."

But they know living so close to a construction site with the school and newer homes behind them can have some drawbacks that they're taking in stride.

"There is still a lot to be done so we kind of bought into having to replace and repair tires for a long time, all of the things that you get with a new build community."
