

# \$1,190,000 - 6340 N Highway 1, Cocoa

MLS® #1040097

**\$1,190,000**

5 Bedroom, 4.00 Bathroom, 3,727 sqft

Residential on 0.60 Acres

None, Cocoa, FL

Prime Waterfront Investment with Space Launch Views! And \$50k in Closing credit. See documets tab. Maximize your portfolio with this exceptional waterfront property, offering both luxury and high-income potential. This expansive two-story home spans over 3,700 sq. ft. and delivers breathtaking rocket launch views, making it a standout short-term rental or executive retreat. Featuring two master suites, a gourmet chef's kitchen with granite countertops, and an open-concept layout, this home is designed for premium comfort. Hardwood floors, a formal dining room, a cozy fireplace, and a brand-new roof add to its lasting value. Outdoors, a saltwater pool and thoughtfully designed entertaining spaces create an unbeatable guest experience. With a potential to generate over \$200K annually with a 13.2% cap, this rare waterfront gem is a prime investment opportunity in one of Florida's most dynamic markets. Secure your stake in the Space Coast's thriving real estate scene today! Experience breathtaking, million-dollar views from this exquisite 5-bed, 4-bath, two-story riverfront home spanning over 3,700 sq. ft. of meticulously designed living space. Nestled among nature and majestic shade trees, this custom-built home offers an unparalleled blend of elegance, privacy, and tranquility.

Step into an open-concept living space where triple corner sliders seamlessly extend the indoors to the trussed, screened patio and



pool area, creating the perfect setting for large gatherings. The custom saltwater pool and spa with a beach entry overlook the expansive Intracoastal Waterway, providing a front-row seat to stunning morning sunrises and spectacular space launches.

The gourmet chef's kitchen boasts dual islands, granite countertops, stainless steel appliances, and ample cabinetry, overlooking the family room with a coral fireplace and breathtaking river views.

This home features two true master suites, one on each floor, both designed for ultimate luxury and flexibility:

The downstairs master suite is a private retreat with his-and-hers walk-in California closets, a spa-like bath with dual vanities, jetted tub, and a walk-in shower.

The upstairs master suite features a custom wet bar with dishwasher, sink, and granite, plus a master bath with dual vanities, a garden tub, and a walk-in shower. A full-length, covered balcony with Trek flooring extends from this suite, offering unparalleled river views.

The second-floor master is currently used as a media room, perfectly suited for double duty as a billiards room or guest suite, with the wet bar adding convenience and style.

Outside, enjoy the additional deck overlooking a private man-made creek and the river. The built-in summer kitchen makes entertaining a breeze, while the extended roofed and screened-in patio allows for seamless indoor-outdoor living.

The owner also holds riverfront lots on both sides of the property, offering additional privacy and the option for a package deal with seller financing call for details.

This elegant, custom-designed home showcases real wood flooring upstairs, high ceilings throughout, and custom tiling in all bathrooms. Whether you're seeking a multi-generational living space, an entertainer's paradise, or a peaceful waterfront retreat, this one-of-a-kind property is a must-see to truly appreciate its grandeur.

Built in 2007

**Essential Information**

MLS® #	1040097
Price	\$1,190,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,727
Acres	0.60
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	6340 N Highway 1
Area	107 - Port St. John
Subdivision	None
City	Cocoa
County	Brevard
State	FL
Zip Code	32927

**Amenities**

Utilities	Cable Available, Electricity Connected, Water Connected
Parking	Attached, Garage, Garage Door Opener
# of Garages	3
View	Intracoastal

Is Waterfront	Yes
Waterfront	River Front, Intracoastal
Has Pool	Yes
Pool	Electric Heat, In Ground, Salt Water, Screen Enclosure

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, His and Hers Closets, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Water Heater, Ice Maker, Microwave, Plumbed For Ice Maker, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior	Block, Concrete, Frame, Stucco, Wood Siding
Exterior Features	Balcony, Outdoor Kitchen
Lot Description	Many Trees
Roof	Shingle
Construction	Block, Concrete, Frame, Stucco, Wood Siding

### **School Information**

Elementary	Atlantis
Middle	Space Coast
High	Space Coast

### **Listing Details**

Listing Office	Keller Williams Space Coast
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