

\$2,295,000 - 1495 Newfound Harbor Drive, Merritt Island

MLS® #1044953

\$2,295,000

7 Bedroom, 7.00 Bathroom, 5,170 sqft

Residential on 0.69 Acres

Banana River Drive Subd, Merritt Island, FL

Welcome to Bella Vue - A One-of-a-Kind Waterfront Estate on Merritt Island
Bella Vue is a custom contemporary masterpiece nestled on an expansive 0.69-acre direct waterfront lot along the serene and navigable Sykes Creek. Boasting over 5,170 square feet of refined living space, this estate offers five bedrooms, four and a half bathrooms, a three-car garage, a private dock, a luxurious pool, and a charming, detached Guest Cottage—all thoughtfully designed for comfort, elegance, and seamless indoor-outdoor living.
Enjoy breathtaking sunsets and panoramic water views from nearly every room in the home. A series of expansive decks provide the perfect perch for rocket launches, birdwatching, or simply relaxing as dolphins and manatees glide by.

Inside, the open-concept floor plan is bright and welcoming, enhanced by custom architectural details, 10 foot and vaulted ceilings - allowing natural light to pour in from every angle. The spacious primary suite is a private retreat featuring a large sitting area, fireplace, and a spa-like en suite bath complete with a two showers(steam and regular, large, jetted tub, dual vanities, two toilets, and a bidet. Additional living spaces include a dedicated office or library, and a fully equipped home gym with access to a private deck.

The estate's smart home technology elevates daily living, offering app-based control through



the Resideo Lyric system for climate, lighting, locks, and garage access. Whole-home Bluetooth audio and intercom are provided via the M&S intercom , along with a Wi-Fi-enabled Rainbird irrigation system and six Ring cameras all included with the home for complete control and peace of mind.

The backyard is a private oasis, featuring a beautifully designed 75-foot inground saltwater lap pool. Large 8-foot, 4-panel stackable sliding glass doors create a seamless connection between indoor and outdoor spaces, opening to a fully screened patio ideal for year-round enjoyment. Whether you're swimming laps, sunbathing, dining alfresco, or hosting a poolside gathering, this outdoor retreat offers luxury, comfort, and function.

Privately nestled at the water's edge, a detached two-bedroom, two-bath Guest Cottage is set at a comfortable distance from the main residence, ensuring privacy for both spaces. Ideal for multi-generational living, guests, or staff, it features a full kitchen, in-unit washer and dryer, and a fenced yard with charming nautical touches. Nearly every room enjoys sweeping water views, creating a serene and self-contained retreat.

The estate is designed for outdoor enthusiasts and entertainers alike, with a private dock for boating or wildlife viewing, a tranquil pond with water features, and lush tropical landscaping that includes palms and plumerias. The expansive grounds offer plenty of room for kayaking, paddleboarding, rowing, or fishing, making this a true island escape.

Located on a quiet, non-throughfare street with no HOA, the property also provides ample space for RV, boat, or trailer parking. Just minutes from new hospital under construction, Cocoa Village, Cocoa Beach, Cape Canaveral, NASA, SpaceX, and Blue Origin, and within easy reach of Orlando and Melbourne airports and major theme parks, this estate offers both

convenience and serenity.

Offered with a home warranty. One of the principals is a licensed Florida Broker.

This is more than a home - it's a lifestyle.

Whether hosting sophisticated gatherings or seeking a tranquil sanctuary, Bella Vue delivers. Words can't do it justice - you must experience it in person.

Built in 1990

Essential Information

MLS® #	1044953
Price	\$2,295,000
Bedrooms	7
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,170
Acres	0.69
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Multi Generational, Mid-Century Modern
Status	Active

Community Information

Address	1495 Newfound Harbor Drive
Area	254 - Newfound Harbor
Subdivision	Banana River Drive Subd
City	Merritt Island
County	Brevard
State	FL
Zip Code	32952

Amenities

Utilities	Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Water Available, Water Connected
Parking	Additional Parking, Attached, Carport, Circular Driveway, Covered,

	Garage, Garage Door Opener, Off Street, RV Access/Parking
# of Garages	3
View	Pond, Pool, Water, Other, Intracoastal
Is Waterfront	Yes
Waterfront	Creek, Navigable Water, Ocean Access, River Access, Intracoastal
Has Pool	Yes
Pool	In Ground, Salt Water, Screen Enclosure

Interior

Interior Features	Breakfast Bar, Breakfast Nook, Built-in Features, Ceiling Fan(s), Central Vacuum, Entrance Foyer, Guest Suite, In-Law Floorplan, Kitchen Island, Primary Bathroom - Tub with Shower, Primary Bathroom -Tub with Separate Shower, Smart Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Central, Electric, Separate Meters
Cooling	Central Air, Electric, Multi Units, Separate Meters, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Other
# of Stories	3
Stories	Three Or More

Exterior

Exterior	Block, Frame, Stucco
Exterior Features	Balcony, Dock
Lot Description	Irregular Lot, Sprinklers In Front, Sprinklers In Rear
Roof	Metal, Other
Construction	Block, Frame, Stucco

School Information

Elementary	Tropical
Middle	Jefferson
High	Merritt Island

Listing Details

Listing Office	Patricia Hoffman
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