

# \$976,060 - 2203 Edestus Drive, Melbourne

MLS® #1045600

**\$976,060**

4 Bedroom, 4.00 Bathroom, 2,931 sqft  
Residential on 0.34 Acres

Laurasia, Melbourne, FL

This Mendocino is a luxurious four bedroom and four bath home and a spacious open Great room with 6' electric fireplace at the heart of the home. Two walk-in closets in the Primary bedroom and primary bath with tub and separate shower. This home features a gourmet kitchen, bedroom 4 and bath 4 in lieu of the flex room and half bath. It also has a water view.

Built in 2024

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 1045600                 |
| Price          | \$976,060               |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 2,931                   |
| Acres          | 0.34                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2203 Edestus Drive       |
| Area        | 217 - Viera West of I 95 |
| Subdivision | Laurasia                 |
| City        | Melbourne                |



|          |         |
|----------|---------|
| County   | Brevard |
| State    | FL      |
| Zip Code | 32940   |

### **Amenities**

|              |                  |
|--------------|------------------|
| Utilities    | Other            |
| Parking      | Attached, Garage |
| # of Garages | 3                |

### **Interior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Entrance Foyer, His and Hers Closets, Primary Bathroom -Tub with Separate Shower, Walk-In Closet(s) |
| Appliances        | Convection Oven, Dishwasher, Gas Range                                                              |
| Heating           | Central                                                                                             |
| Cooling           | Central Air                                                                                         |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Electric                                                                                            |
| # of Stories      | 1                                                                                                   |

### **Exterior**

|                 |               |
|-----------------|---------------|
| Exterior        | Block, Stucco |
| Lot Description | Other         |
| Construction    | Block, Stucco |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Viera               |
| Middle     | Viera Middle School |
| High       | Viera               |

### **Additional Information**

|                |           |
|----------------|-----------|
| HOA Fees       | 400       |
| HOA Fees Freq. | Quarterly |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Viera Builders Realty, Inc. |
|----------------|-----------------------------|

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