

# \$1,200,000 - 260 Utopia Circle, Merritt Island

MLS® #1049943

**\$1,200,000**

6 Bedroom, 4.00 Bathroom, 4,233 sqft

Residential on 1.00 Acres

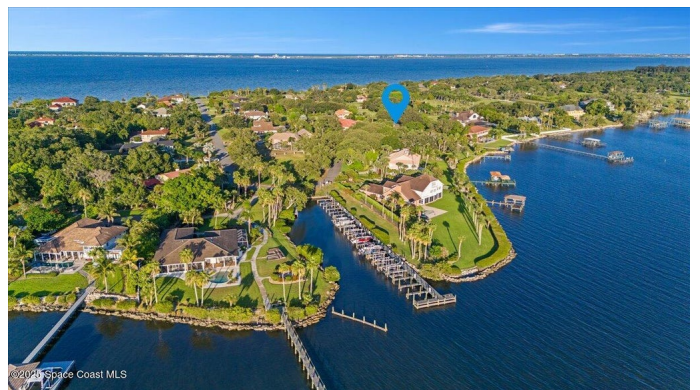
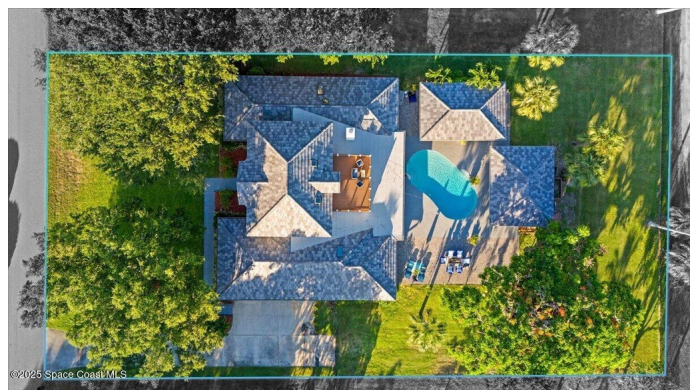
Egrets Cove, Merritt Island, FL

Egret's Cove, where a waterfront community complete with private boat launch and dock meets custom built homes on larger acre lots. Welcome to 260 Utopia that boasts over 4,200 square feet under air between the 5-bedrooms and 4-bathrooms in the main home, plus an additional 1-bedroom and 1-bathroom in the detached guest house. Modern comforts throughout the entire estate including a completely updated kitchen with center island, granite countertops, solid wood cabinetry with soft close drawers, and newer appliances. Generous bedrooms with walk in closets, updated bathrooms, and beautiful master ensuite with french doors out to the back patio. Outside, there is no question this home was made for entertaining. Perfectly designed around the pool with color changing lighting is a large paver pool deck, fire pit, guest house, and covered lanai with Cypress drift wood bar, tounge and groove ceiling, Blaze appliances, stone accent wall with TV, and more. Come see one of Egret's Coves best.

Built in 1988

## Essential Information

MLS® #	1049943
Price	\$1,200,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4



Square Footage	4,233
Acres	1.00
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	260 Utopia Circle
Area	253 - S Merritt Island
Subdivision	Egrets Cove
City	Merritt Island
County	Brevard
State	FL
Zip Code	32952

### Amenities

Amenities	Boat Dock, Boat Launch
Utilities	Cable Connected, Electricity Connected, Water Connected
Parking	Additional Parking, Attached, Garage, Garage Door Opener, RV Access/Parking
# of Garages	3
View	Pool
Has Pool	Yes
Pool	In Ground

### Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Guest Suite, In-Law Floorplan, Kitchen Island, Primary Downstairs, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Oven, Electric Range, Microwave, Refrigerator
Heating	Heat Pump
Cooling	Central Air, Multi Units
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Exterior	Frame, Stucco
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Exterior Features	Balcony, Courtyard, Fire Pit, Outdoor Kitchen
Lot Description	Sprinklers In Front, Sprinklers In Rear
Roof	Concrete
Construction	Frame, Stucco

### **School Information**

Elementary	Tropical
Middle	Jefferson
High	Merritt Island

### **Additional Information**

HOA Fees	169
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Blue Marlin Real Estate
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