

\$2,395,000 - 240 Utopia Circle, Merritt Island

MLS® #1051288

\$2,395,000

6 Bedroom, 6.00 Bathroom, 6,637 sqft
Residential on 2.00 Acres

Egrets Cove, Merritt Island, FL

This extraordinary 6-bedroom, 5.5-bath riverfront estate is a private retreat on over 2 lush acres in the heart of Merritt Island. With 150 feet of shoreline and more than 6,600 sq. ft. of interior space, this property was designed for entertaining, multigenerational living, and serene waterfront enjoyment.

A rare private boat ramp, 300-foot dock with double slips, 10,000-lb lift, and direct access to the Indian River make this a true boater's dream. Watch rocket launches from your own backyard or unwind beside the deep, heated pool and spa. The outdoor kitchen includes a grill, smoker, fridge, and covered lounge space ideal for entertaining. The backyard feels incredibly private, framed by mature landscaping that creates a peaceful sanctuary.

Inside, a dramatic two-story foyer opens to refined living areas with wood and tile floors, two fireplaces, and a wet bar. The expansive chef's kitchen features a massive granite island, induction cooktop, full-size fridge and freezer, walk-in pantry, and double ovens. A spiral staircase leads to an upstairs sitting area overlooking the great room.

The primary suite is a luxurious sanctuary with four sets of glass doors showcasing river views, a fireplace, oversized closet, spa-like bath, and a private sitting room with custom built-ins. It also opens to a river-facing balcony, shared by a guest suite that offers its



own stunning sunrise views, perfect for peaceful mornings or quiet evenings above the water.

Thoughtful upgrades elevate both function and comfort throughout the home. You'll find a durable metal roof, full impact-rated windows and doors for optimal protection. The home is wired with whole-house audio and a full security camera system. A 22KW Generac generator is powered by a 1,000-gallon buried propane tank, and the irrigation system is sourced from an Artesian well. The spacious 4-car garage has been recently resurfaced with a sleek epoxy coating, offering a polished, showroom-quality finish.

Conveniently located just minutes from pristine beaches, the Melbourne Orlando International Airport, and the thriving Space Coast corridor, this home offers unparalleled access to the booming space and defense industries fueling the region's rapid growth. Experience luxury waterfront living with easy access to everything that makes this area extraordinary.

Built in 1987

Essential Information

MLS® #	1051288
Price	\$2,395,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	6,637
Acres	2.00
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Style	Other

Status Active

Community Information

Address 240 Utopia Circle
Area 253 - S Merritt Island
Subdivision Egrets Cove
City Merritt Island
County Brevard
State FL
Zip Code 32952

Amenities

Amenities Boat Dock, Management - Full Time
Utilities Electricity Connected, Water Connected, Propane
Parking Additional Parking, Circular Driveway, Garage, Garage Door Opener, RV Access/Parking
of Garages 4
View Pool, River, Water, Intracoastal
Is Waterfront Yes
Waterfront Navigable Water, River Front, Intracoastal
Has Pool Yes
Pool Gas Heat, Heated, In Ground, Pool Sweep, Salt Water, Screen Enclosure

Interior

Interior Features Breakfast Bar, Breakfast Nook, Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Jack and Jill Bath, Kitchen Island, Pantry, Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances Convection Oven, Dishwasher, Disposal, Double Oven, Dryer, Electric Water Heater, Freezer, Induction Cooktop, Microwave, Refrigerator, Washer, Water Softener Owned, Wine Cooler
Heating Central, Electric
Cooling Central Air, Electric, Multi Units
Fireplace Yes
of Fireplaces 2
Fireplaces Wood Burning
of Stories 3
Stories Three Or More

Exterior

Exterior	Brick, Frame, Stucco
Exterior Features	Balcony, Dock, Outdoor Kitchen, Boat Lift, Boat Ramp - Private, Impact Windows, Storm Shutters
Lot Description	Other
Roof	Metal
Construction	Brick, Frame, Stucco

School Information

Elementary	Tropical
Middle	Jefferson
High	Merritt Island

Additional Information

HOA Fees	244
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	One Sotheby's International
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