

# \$373,900 - 5940 Flamingo Avenue, Cocoa

MLS® #1054594

**\$373,900**

4 Bedroom, 2.00 Bathroom, 1,867 sqft  
Residential on 0.24 Acres

Port Malabar Unit 12, Cocoa, FL

Under Construction. Offering The Mesquite in Cocoa, Florida—where small-town charm meets coastal living along Florida's Space Coast. With its rich history, scenic parks, and proximity to the Atlantic Ocean, Cocoa blends natural beauty with urban conveniences. Just 20 minutes to Cocoa Beach and 14 miles to Kennedy Space Center, this location offers the best of Florida living.

Experience life at its finest in The Mesquite—thoughtfully crafted with an expansive floor plan that includes a spacious great room, dining area, & a well-appointed kitchen featuring a center island and pantry, perfect for both everyday living and entertaining. The secondary bedrooms are privately tucked away on the opposite side of the home from the owner's suite, offering enhanced comfort & privacy. The owner's suite serves as a true retreat, complete with a luxurious en-suite bathroom showcasing a beautifully tiled walk-in shower and dual vanities. The secondary bathroom features a tile shower & dual vanities. The secondary bathroom features a tile shower and tub combination, blending form and function seamlessly.

Ceramic tile flooring runs throughout the entire home for a clean, modern aesthetic. Just off the dining area, an extended patio invites outdoor relaxation and casual gatherings.

Built with quality and efficiency in mind, the



home includes hurricane shutters and architectural shingles for lasting durability. Energy-efficient features such as the Zip System, Energy Star-rated windows, and a thermal system work together to ensure year-round comfort.

Modern conveniences enhance daily life, including a Ring Video Doorbell for added security, a Smart Thermostat for climate control, and a Keyless Entry Smart Door Lock for ease of access. DEAKO switches throughout add a sleek, functional touch.

Backed by a full builder warranty, The Mesquite delivers style, comfort, and peace of mind along with the flexibility that comes from having no HOA or CDD, giving you the freedom to store your boat or RV. Located in Port St. John, you'll enjoy a laid-back coastal lifestyle with easy access to both the beaches and nearby city conveniences.

Built in 2025

**Essential Information**

MLS® #	1054594
Price	\$373,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,867
Acres	0.24
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Other
Status	Active

**Community Information**

Address	5940 Flamingo Avenue
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Area	107 - Port St. John
Subdivision	Port Malabar Unit 12
City	Cocoa
County	Brevard
State	FL
Zip Code	32927

### **Amenities**

Utilities	Cable Available
Parking	Attached, Garage, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Breakfast Nook, Entrance Foyer, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom - Shower No Tub, Primary Downstairs, Smart Home, Smart Thermostat, Split Bedrooms, Walk-In Closet(s)
Appliances	Disposal, Electric Oven, Electric Range, Electric Water Heater, ENERGY STAR Qualified Dishwasher, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	One

### **Exterior**

Exterior	Block, Stucco
Exterior Features	Storm Shutters
Lot Description	Other
Roof	Shingle
Construction	Block, Stucco

### **School Information**

Elementary	Challenger 7
Middle	Space Coast
High	Space Coast

### **Listing Details**

Listing Office	New Home Star Florida LLC
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