

\$1,899,990 - 2195 S Courtenay Parkway, Merritt Island

MLS® #1057620

\$1,899,990

5 Bedroom, 5.00 Bathroom, 7,308 sqft

Residential on 7.11 Acres

S Merritt Estates Pineland 2nd Sec, Merritt Island, FL

Priced Below Recent Appraised Value, Discover the epitome of equestrian elegance and coastal serenity at 2195 S. Courtenay Pkwy, Merritt Island, FL 32952—an extraordinary 7+ acre Georgian masterpiece that's now priced below its recent appraisal at just \$1,899,990, presenting an unmatched opportunity for visionaries seeking a legacy property in South Merritt Island's coveted enclave.

This architectural gem, crafted in 1983 and meticulously expanded to over 7,300 square feet of refined living space, blends timeless grandeur with modern comforts across the main residence and detached guest quarters. The main house unfolds in four generously appointed bedrooms and four full baths, anchored by dual fireplaces that invite cozy gatherings year-round. Step into the formal dining room, where intricate custom wood paneling and soaring ceilings create an ambiance fit for unforgettable gatherings. The kitchen, freshly renovated, gazes out over the screened pool area and rolling lawns, seamlessly connecting indoor indulgence to the great outdoors.

Retreat to the private guest wing, boasting two additional bedrooms, a full bath, and a versatile bonus room, ideal for extended family, a home office, or creative studio. Automotive enthusiasts will revel in the four-car garage setup, complete with attached and detached options, plus a circular drive for



effortless arrivals.

Beyond the home's elegant brick facade lies a private paradise designed for the discerning lifestyle. An artesian spring-fed pond shimmers amid five acres of lush, open pasture perfect for horses or leisurely strolls, while a solar-powered array ensures sustainable energy. Challenge friends on the private tennis court, store treasures in the two-story barn, or tuck away your RV and boat under covered parking complete with power. The crown jewel? A solar-heated freeform pool with a dramatic waterfall and secluded grotto spa, all enclosed for year-round tropical bliss.

With direct access to the Indian River Lagoon just moments away complete with a community boat ramp and dock for sunset cruises or fishing excursions, this estate isn't just a home; it's a gateway to Florida's unspoiled waterways and vibrant island living. Thoughtful recent enhancements elevate its turnkey appeal: impact-resistant double-pane windows throughout key areas, a durable new roof with seamless gutters, a resurfaced pool with upgraded pump, and whimsical "forever" Christmas lights for effortless holiday magic.

Priced aggressively below appraisal in a market where such scale and seclusion command premiums, 2195 S. Courtenay Pkwy awaits its next chapter. Schedule your private tour today and claim your slice of Merritt Island majesty before it's gone.

Built in 1983

Essential Information

MLS® #	1057620
Price	\$1,899,990
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	7,308

Acres	7.11
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman, Multi Generational, Traditional
Status	Active

Community Information

Address	2195 S Courtenay Parkway
Area	253 - S Merritt Island
Subdivision	S Merritt Estates Pineland 2nd Sec
City	Merritt Island
County	Brevard
State	FL
Zip Code	32952

Amenities

Amenities	Boat Dock, Boat Launch
Utilities	Cable Available, Electricity Connected, Water Available, Water Connected, Other
Parking	Additional Parking, Attached Carport, Circular Driveway, Garage, Garage Door Opener, Gated, RV Access/Parking, Other
# of Garages	4
View	Other
Has Pool	Yes
Pool	Heated, In Ground, Pool Sweep, Screen Enclosure, Solar Heat, Waterfall, Other

Interior

Interior Features	Ceiling Fan(s), Entrance Foyer, Guest Suite, His and Hers Closets, Kitchen Island, Open Floorplan, Smart Home, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Gas Water Heater, Microwave, Refrigerator, Solar Hot Water, Washer
Heating	Central, Electric
Cooling	Central Air, Electric, Multi Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning

# of Stories	2
Stories	Two

Exterior

Exterior	Brick, Frame
Exterior Features	Balcony, Tennis Court(s), Other, Impact Windows
Lot Description	Cleared, Many Trees, Split Possible, Sprinklers In Front, Sprinklers In Rear
Roof	Shingle
Construction	Brick, Frame

School Information

Elementary	Tropical
Middle	Jefferson
High	Merritt Island

Additional Information

HOA Fees	125
HOA Fees Freq.	Voluntary

Listing Details

Listing Office	Ellingson Properties
----------------	----------------------

The information being provided by the Space Coast Association of REALTORS® is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.