

\$1,525,000 - 6301 Portofino Lane, Melbourne

MLS® #1058359

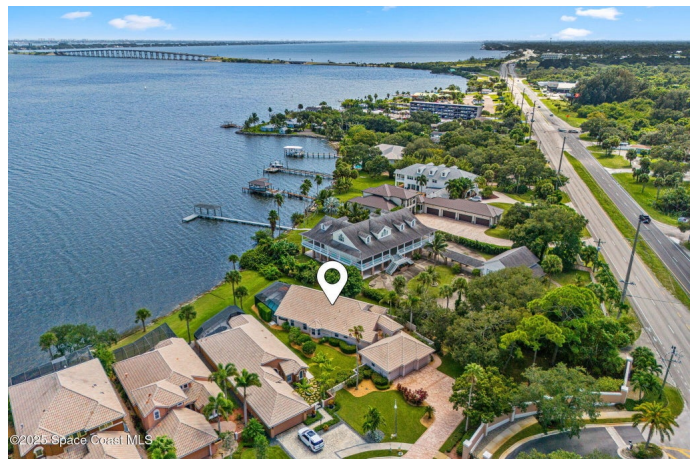
\$1,525,000

3 Bedroom, 3.00 Bathroom, 2,720 sqft
Residential on 0.57 Acres

Portofino Bay, Melbourne, FL

RIVERFRONT POOL HOME! This beautiful single-family home features 2720 sq ft of living space, 3 beds, 2.5 baths, large laundry room, a 3-car garage, and fabulous river views.

Located in the coveted gated waterfront community of Portofino Bay and situated on over ½ an acre corner lot with community dock and your own private boat slip, this home boasts many recent updates. All the landscaping plants were recently updated and beautiful rock replaced in all the landscaping beds. One of the few homes that boasts a three-car garage, you are greeted with a beautiful, huge newly paved driveway and new exterior garage lights. The private pavers courtyard entrance leads to the double front doors that open into the foyer and the formal dining room. The home boasts new plantation shutters throughout, including the garage, and new hardwood floors in the bedrooms. Spacious primary suite with gorgeous mahogany wood floors, sunrise views, and a large en suite bathroom with walk-in shower, jetted tub and double sinks. The gourmet open kitchen with breakfast nook boasts updated quartz counters, a new Wolf gas range, Sub-Zero refrigerator, new Wolf microwave, new Thermador Dishwasher, large island, and tons of storage, overlooking the expansive great room with vaulted ceilings. Quad pocket sliders open fully to the private patio with a new summer kitchen, sparkling custom pool with waterfall & large sundeck overlooking the Indian River-Perfect for entertaining, watching



the launches and allowing you to truly live Florida's waterfront lifestyle. An absolute must see!

Built in 2001

Essential Information

MLS® #	1058359
Price	\$1,525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,720
Acres	0.57
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	6301 Portofino Lane
Area	213 - Mainland E of US 1
Subdivision	Portofino Bay
City	Melbourne
County	Brevard
State	FL
Zip Code	32940

Amenities

Amenities	Boat Dock, Boat Slip, Gated, Maintenance Grounds
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking	Attached, Garage, Garage Door Opener
# of Garages	3
View	Pool, River, Water, Intracoastal
Is Waterfront	Yes
Waterfront	Navigable Water, River Access, River Front, Intracoastal
Has Pool	Yes

Pool	In Ground, Screen Enclosure
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Interior

Interior Features	Breakfast Nook, Built-in Features, Ceiling Fan(s), Kitchen Island, Primary Bathroom -Tub with Separate Shower, Primary Downstairs, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Freezer, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Tankless Water Heater, Washer
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1
Stories	One

Exterior

Exterior	Concrete, Stucco
Exterior Features	Boat Slip, Dock, Outdoor Kitchen
Lot Description	Corner Lot, Cul-De-Sac, Sprinklers In Front
Roof	Tile
Construction	Concrete, Stucco

School Information

Elementary	Suntree
Middle	Viera Middle School
High	Viera

Additional Information

HOA Fees	1200
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Compass Florida, LLC
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