

Unit 6421 Borasco Dr # 3204 - Three Fountains of Viera (1-10)

6421 Borasco Dr # 3204 - 6411 Borasco Dr, Melbourne, FL, Brevard 32940

Unit Information

MLS Number: 1026626
 Status: Active
 Size: 1,157 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Additional Parking,Assigned,Guest,Parking Lot
 View: Lake,Trees/Woods
 List Price: \$325,000
 List PPSF: \$281
 Valuated Price: \$221,000
 Valuated PPSF: \$191

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 250
 Number of active listings for rent: 0
 Number of active listings for sale: 19
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 0

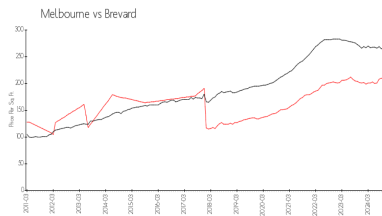
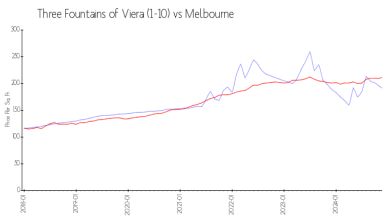
Building Association Information

Three Fountains of Viera
 Address: 6401 Borasco Dr,
 Melbourne, FL 32940
 Phone: +1 321-631-7780

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3703	1,157 sq ft	Sep 2024	\$82,000	\$71
3610	1,157 sq ft	Sep 2024	\$72,000	\$62
3304	598 sq ft	Sep 2024	\$50,000	\$84
3208	1,088 sq ft	Sep 2024	\$73,100	\$67
1704	868 sq ft	Sep 2024	\$61,500	\$71

Market Information

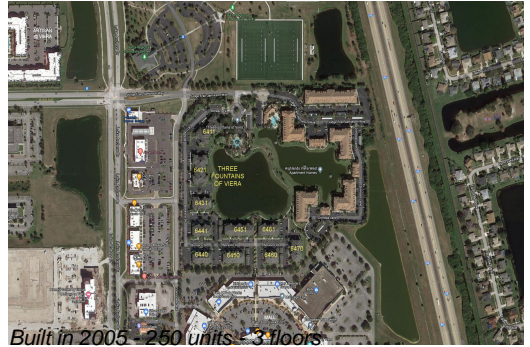


Three Fountains of Viera (1-10): \$189/sq. ft.
 Melbourne: \$212/sq. ft.

Melbourne: \$212/sq. ft.
 Brevard: \$260/sq. ft.

Inventory for Sale

Three Fountains of Viera (1-10) 8%
 Melbourne 2%
 Brevard 3%



Avg. Time to Close Over Last 12 Months

Three Fountains of Viera (1-10)	74 days
Melbourne	1017 days
Brevard	272 days