

Unit 6461 Borasco Dr # 2805 - Three Fountains of Viera (1-10)

6461 Borasco Dr # 2805 - 6411 Borasco Dr, Melbourne, FL, Brevard 32940

Unit Information

MLS Number: 1027087
 Status: Active
 Size: 868 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned
 View: Other
 List Price: \$180,900
 List PPSF: \$208
 Valuated Price: \$149,000
 Valuated PPSF: \$172

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: 22
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

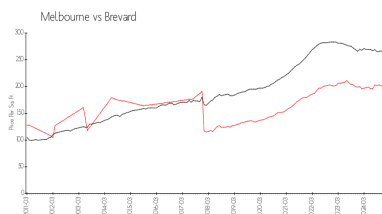
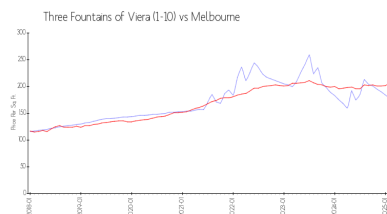
Building Association Information

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
2601	1,157 sq ft	Mar 2025	\$199,000	\$172
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

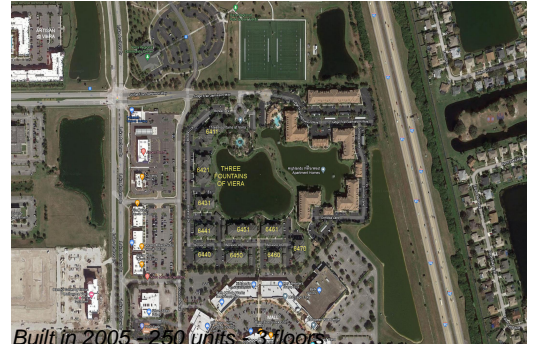


Three Fountains of Viera (1-10): \$172/sq. ft.
 Melbourne: \$205/sq. ft.

Melbourne: \$205/sq. ft.
 Brevard: \$257/sq. ft.

Inventory for Sale

Three Fountains of Viera (1-10) 9%
 Melbourne 2%
 Brevard 3%



Avg. Time to Close Over Last 12 Months

Three Fountains of Viera (1-10)	85 days
Melbourne	1074 days
Brevard	281 days