

# Unit 6450 Borasco Dr # 2708 - Three Fountains of Viera (1-10)

6450 Borasco Dr # 2708 - 6411 Borasco Dr, Melbourne, FL, Brevard 32940

## Unit Information

MLS Number: 975750  
 Status: Active  
 Size: 1,157 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned  
 View:  
 List Price: \$230,000  
 List PPSF: \$199  
 Valuated Price: \$139,000  
 Valuated PPSF: \$160

*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: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

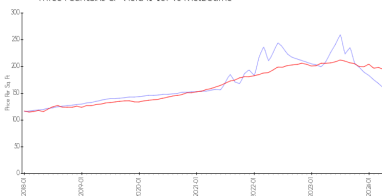
Three Fountains of Viera  
 Address: 6401 Borasco Dr,  
 Melbourne, FL 32940  
 Phone: +1 321-631-7780

## Recent Sales

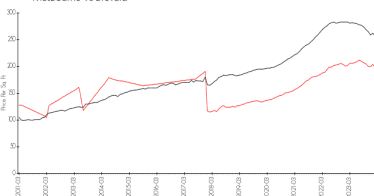
Unit #	Size	Closing Date	Sale Price	PPSF
3609	781 sq ft	May 2023	\$215,000	\$275

## Market Information

Three Fountains of Viera (1-10) vs Melbourne



Melbourne vs Brevard

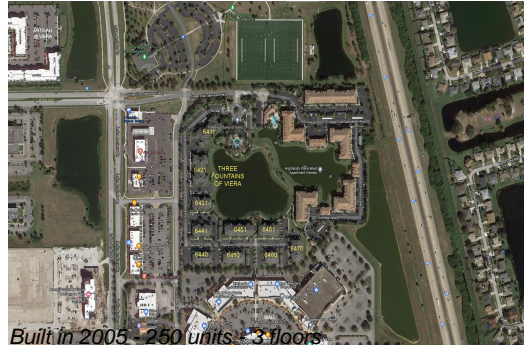


Three Fountains of Viera (1-10):	\$160/sq. ft.	Melbourne:	\$195/sq. ft.
Melbourne:	\$195/sq. ft.	Brevard:	\$226/sq. ft.

## Inventory for Sale

Three Fountains of Viera (1-10)	0%
Melbourne	0%
Brevard	1%

## Avg. Time to Close Over Last 12 Months



Three Fountains of Viera (1-10)

30 days

Melbourne

33 days

Brevard

39 days