

SPECIAL FEATURES

4355 N US Highway 1
Melbourne, FL. 32935

3 Bedrooms (2 primary suites w/full baths)
3 Full Baths
3,074 Sq. Ft.
.76 Acre Lot
2 Car Garage
475 ft. River Frontage

Exterior Features

- Property sits high on a bluff on the Indian River Lagoon.
- Water view from all living areas.
- Boathouse with boat lift and dock, electric and water.
- Boathouse is one of the few allowed on the Indian River Lagoon
- Exterior painted in 2020.
- Impact windows installed in 2023
- Hurricane shutters for all windows.
- Tiki bar/ outdoor kitchen by Paradise Grills with seating up to 14. Outdoor kitchen includes a cocktail station with bin for ice, 2 refrigerators, full size gas grill, stovetop with two burners and flat top grill.
- Pavers throughout front walkway connected to backyard with huge patio area.
- Circular driveway and two car garage.
- Storage Shed
- Wooded front yard with old oaks, staghorn ferns, plumeria trees, and a large variety of tropical plants.

Mechanical Features

- 2 HVAC units - one for the downstairs and a dedicated unit for the upstairs (2017). Downstairs unit replaced in 2024 with 2 stage Carrier 16.5 SEER system with HEPA filter system.
- 2 water heaters (2016 & 2017)
- City water, septic, irrigation system on irrigation well.

Interior Features

- Interior completely painted in 2020.
- Hand scraped wood flooring throughout living areas
- Upgraded LVP Wood Style flooring in all bedrooms
- All baseboards in living areas replaced with 6 inch architectural baseboards.
- Wood Ceiling in Living Room and Dining Room
- Designer roller shades in all bedrooms and living areas
- Designer fans and lighting fixtures throughout
- Upstairs walk-in air conditioned storage closet
- New designer wallpaper
- Woodburning fireplace

Kitchen Features

- Kitchen was completely renovated in 2020.
- Abundant cabinetry and storage, with dish drawers, roll out drawers, appliance storage, built in pantry, crown molding and cabinet heights that reach to the ceiling.
- Induction Cooktop, Built in Wall Oven featuring convection and air fryer modes.
- Stainless steel drawer microwave and dishwasher
- New (2025) Samsung Bespoke refrigerator with interchangeable panels
- 8.5 ft island complete with cooktop and cabinets on both sides of the island
- Granite countertops with 11 ft breakfast bar
- 10.5 ft Wet bar complete with sink and cabinet/ drawer storage for wine, partyware, etc.

Primary Suite #1 - Upstairs

- 180 degree view of the Indian River Lagoon
- Impact slider exits onto a Juliet Balcony
- Wood Ceiling
- 2 Walk-in Closets with Sitting Area in one closet
- Primary bathroom with glass enclosed shower, two sinks with quartz countertops. Pocket doors close off each area.

Primary Suite #2 - Downstairs

- Beautiful river views and en suite bathroom with 2 sinks, quartz countertops and glass enclosed shower.
- Large walkthrough closet