



**\$925,000**

## **3338 CAPPIO DRIVE, MELBOURNE, FL, 32940**

<https://austingarnerrealestate.com>

With 3,136 sq ft of polished living space, this 4-bed, 3-bath lakefront estate delivers the kind of presence that turns heads—and keeps them there. Vaulted ceilings lift the space skyward while warm tile and laminate floors, coquina stone fireplace, and rich natural textures bring it all back down to earth. The kitchen serves up lake [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 3136 sq ft





# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 0.39 sq ft

**Subdivision Name:** Casabella Phase 1

**Lot Size Acres:** 0.39 acres

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 3136 sq ft

**Year built:** 2003

**Bathrooms Full:** 3

**County:** Brevard



# Building Details

**Construction Materials:** Block, Concrete, Stucco

**Heating:** Central, Electric, 1

**Stories:** 1

**Levels:** One

**Sewer:** Public Sewer

**Current Use:** Residential, Single Family

**Roof:** Tile



# Amenities & Features



**Laundry Features:** Electric Dryer Hookup, Gas Dryer Hookup, Washer Hookup

**Flooring:** Laminate, Tile

**Association Amenities:** Clubhouse, Gated, Maintenance Grounds, Playground, Tennis Court(s), Management - Full Time

**Waterfront Features:** Lake Front

**WaterSource:** Public, 1

**Interior Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Breakfast Nook

**Spa Features:** Heated, In Ground, Private

**Exterior Features:** Outdoor Kitchen

**Cooling:** Central Air, Electric

**Pool Features:** In Ground, Screen Enclosure, Waterfall

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Parking Features:** Attached, Garage, Garage Door Opener

**Garage Spaces:** 3, 1

**Appliances:** Disposal, Dishwasher, Gas Range, Gas Water Heater, Microwave, Plumbed For Ice Maker

**Lot Features:** Few Trees, Sprinklers In Front, Sprinklers In Rear

**Patio And Porch Features:** Covered, Patio, Screened

**Fireplaces Total:** 1

Fees & Taxes

**Tax Assessed Value:** \$7,333.23

**Association Fee Frequency:** Annually

**Association Fee Includes:** Maintenance Grounds

School Information

**HighSchool:** Viera

**Middle Or Junior School:** DeLaura

**Elementary School:** Suntree

Miscellaneous



**Road Surface Type:** Paved  
**Special Listing Conditions:** Standard

**Listing Terms:** Cash, Conventional  
**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Compass Florida, LLC

