


Residential Active

MLS# 1051025

6045 Anello Drive, Melbourne, FL 32940

County: Brevard

\$1,200,000



Year Built:

2026

Living Area:

3,810

Living Area Source:

Builder

Stories:

2

Senior Comm:

No

Lot Size Acres:

0.23

Lot Size SqFt:

10,018.8

County:

Brevard

Gen Cnty Loc:

Central

MLS Area Mjr:

330 - Melbourne - Central

Parcel #:

26-36-24-03-C-1

Tax Account:

7772500

Tax Annual Amt:

Beds Total:

5

Baths Total:

5

Baths Full:

5

Baths Half:

0

Elem School:

Suntree

Middle School:

DeLaura

High School:

Viera

Sub Type:

Single Family Residence

Subdivision:

CASABELLA PHASE THREE

CDD Fee:

No

Accessibility Feat:

Yes

New Const:

Yes

Estim. Completion:

10/01/2026

Pool Private YN:

No

Water Body Access YN:

No

Waterfront:

No

Furnished:

Unfurnished

Direction Faces:

South

Association:

Yes

Assoc Fee:

\$1,307

Assoc Fee Freq:

Annually

Assoc Name:

Omega

Community Fee(s):

No

Garage:

Yes

Garage Spcs:

3

Carport:

No

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THE OPEN HOUSE

Public Remarks: To be built custom luxury home in Casabella Suntree's Premier Community. Welcome to Casabella, an exclusive enclave in the heart of Suntree, where you can design your dream home from the ground up! With homes starting at 2,700 sq ft one story up to customized 4,000 sq ft - design your floorplan with us. We have been building luxury custom homes in Brevard County since 1961. You deserve the best! Decorated model located at 3320 Cappannelle Drive - by appointment.

Directions: From I-95 take the Pineda Causeway East to N. Wickham Road and turn left. Casabella Community entrance on the left. Gated.

| Room Name | Level | Length | Width | Remarks |
|-----------------|--------|--------|-------|----------------------------|
| Great Room | First | 20 | 25 | Tray Ceiling |
| Primary Bedroom | First | 17.1 | 13.1 | 10'Ceiling 11' at Tray |
| Den | First | 14.2 | 17 | |
| Office | First | 11.2 | 10.9 | |
| Bedroom 2 | First | 13.7 | 11 | Bath on Suite |
| Bedroom 3 | First | 13 | 11 | Bath on Suite |
| Laundry | First | 13 | 6 | |
| Bedroom 4 | Second | 12.4 | 13.1 | Bath on Suite |
| Bedroom 5 | Second | 12.4 | 13.1 | Bath on Suite |
| Laundry | Second | 12.4 | 13.1 | Upstairs add'l Laundry opt |
| Loft | Second | 16.3 | 12.4 | Loft with balcony opt |

Association Amenities: Clubhouse; Gated; Playground; Tennis Court(s)
Association Fee Includes: Maintenance Grounds
Appliances: Dishwasher; Disposal; Double Oven; Gas Cooktop; Gas Oven; Gas Water Heater; Microwave; Refrigerator; Other
Architectural Style: Traditional; Other
Closing Company Details: Closing Company Name: State Title
Construction Materials: Block; Concrete; Stucco
Cooling: Central Air; Electric
Current Use: Residential; Single Family
Electric: 220 Volts
Exterior Features: Other
Fencing: Other
Fireplace Features: Other
Flooring: Tile; Other
Heating: Natural Gas
Interior Features: Breakfast Bar; Eat-in Kitchen; His and Hers Closets; Kitchen Island; Open Floorplan; Pantry; Split Bedrooms; Vaulted Ceiling(s); Other
Laundry Features: Electric Dryer Hookup; Gas Dryer Hookup
Legal Details: Permission Granted to Advertise: Yes
Levels: Two
Listing Terms: Cash; Conventional; VA Loan
Lot Features: Corner Lot; Sprinklers In Front; Sprinklers In Rear


Parking Features: Attached; Garage
Patio And Porch Features: Covered; Rear Porch
Pets Allowed: Yes
Possession: Close Of Escrow
Property Condition: To Be Built
Rental Restrictions: Other
Road Frontage Type: Private Road
Road Surface Type: Asphalt
Roof: Concrete; Tile
Security Features: Security Gate
Sewer: Public Sewer
Special Listing Conditions: Standard
Utilities: Cable Available; Electricity Available; Electricity Connected; Natural Gas Available; Natural Gas Connected; Sewer Available; Sewer Connected; Water Available
View: Other
Water Source: Public

Provided as a courtesy of



Rick P Bond
License:3573661
Keller Williams Space Coast
1980 N. Atlantic Ave. #304
Cocoa Beach, FL 32931
818-281-5032
321-450-5600
818-281-5032
rickbond.re@gmail.com
<https://321bond.com/>

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|--|---------------------|---|------------------------|-------------------------------|
| Residential Active MLS# 1028514 | | 3220 Cappannelle Drive, Melbourne, FL 32940 | | \$940,000 |
|  | County: Brevard | | | |
| | Year Built: | 2025 | Sub Type: | Single Family Residence |
| | Living Area: | 2,678 | Subdivision: | Casabella Phase 2 |
| | Living Area Source: | Builder | CDD Fee: | No |
| | Stories: | 2 | Accessibility Feat: | Yes |
| | Senior Comm: | No | New Const: | Yes |
| | Lot Size Acres: | 0.24 | Estim. Completion: | 10/02/2026 |
| | Lot Size SqFt: | 10,454 | Pool Private YN: | No |
| | County: | Brevard | Water Body Access YN: | No |
| | Gen Cnty Loc: | Central | Waterfront: | No |
| | MLS Area Mjr: | 218 - Suntree S of Wickham | Furnished: | Unfurnished |
| | Parcel #: | 26-36-24-03-0000b.0-0005.00 | Direction Faces: | West |
| | Tax Account: | 3018638 | Tax Legal Description: | CASABELLA PHASE 3 LOT 5 BLK B |
| | Tax Annual Amt: | | | |
| | Beds Total: | 3 | Association: | Yes |
| | Baths Total: | 3 | Assoc Fee: | \$1,307 |
| | Baths Full: | 3 | Assoc Fee Freq: | Annually |
| | Baths Half: | 0 | Assoc Name: | Artimis |
| | | | Community Fee(s): | No |
| | Elem School: | Suntree | Garage: | Yes |
| | Middle School: | DeLaura | Garage Spcs: | 3 |
| | High School: | Viera | Carport: | No |

Public Remarks: Custom-Built Luxury Homes in Casa Bella - Suntree's Premier Community. Welcome to Casa Bella, an exclusive enclave in the heart of Suntree, where you can design your dream home from the ground up! With homes starting at 2,700 sq ft and up, you choose the floorplan, and we bring your vision to life. Community Highlights: Resort-style amenities. Enjoy access to tennis courts, a clubhouse, and a children's playground within this private gated community. Low HOA fees - only \$1307/year is an exceptional value. Prime Location - Just minutes from Suntree Country Club, top rated schools, shopping, dining and entertainment. Coastal Convenience- A short drive to Satellite Beach, making every weekend a staycation getaway! Don't miss this opportunity to build a custom home in one of Suntree's most sought after communities. Contact me today to explore floor plans, available home site and start the journey to building your new dream home!

Directions: I95 to Pineda Causeway and travel east to Wickham Road and turn left. Casabella entrance on the left. Call agent for gate access.

| Room Name | Level | Length | Width | Remarks |
|-----------------|--------|--------|-------|--------------------------|
| Great Room | Main | 28 | 19.8 | 10' Ceilings 11' at tray |
| Primary Bedroom | Main | 17 | 13.8 | 10' Ceiling 11' at tray |
| Bedroom 2 | Main | 13 | 11 | 10' ceiling |
| Bedroom 3 | Main | 13 | 11 | 10' ceiling |
| Office | Main | 12.8 | 10.9 | 10' ceiling |
| Dining Room | Main | 16 | 13.2 | 10' ceiling 11' at tray |
| Bedroom 4 | Second | 16.4 | 13.7 | 10' ceiling |
| Other | Second | 11.7 | 14.4 | Covered Balcony |

Accessibility Features: Accessible Entrance; Accessible Kitchen
Association Amenities: Clubhouse; Gated; Playground; Tennis Court(s)
Association Fee Includes: Maintenance Grounds; Other
Appliances: Dishwasher; Gas Cooktop; Gas Oven; Gas Range; Gas Water Heater; Microwave; Refrigerator; Other
Architectural Style: Traditional
Closing Company Details: Closing Company Name: Aurora Title
Construction Materials: Block; Concrete; Stucco
Cooling: Central Air; Electric
Current Use: Residential; Single Family
Exterior Features: Outdoor Kitchen; Other
Fencing: Other
Fireplace Features: Other
Flooring: Tile; Other
Heating: Natural Gas
Interior Features: Built-in Features; Eat-in Kitchen; Guest Suite; His and Hers Closets; Kitchen Island; Primary Downstairs; Vaulted Ceiling(s); Other
Laundry Features: In Unit; Lower Level; Sink
Legal Details: Permission Granted to Advertise: Yes
Levels: Two
Listing Terms: Cash; Conventional; VA Loan; Other
Lot Features: Cleared; Sprinklers In Front; Sprinklers In Rear

Parking Features: Other
Patio And Porch Features: Rear Porch
Pets Allowed: Yes
Possession: Close Of Escrow
Property Condition: To Be Built
Road Frontage Type: Private Road
Road Surface Type: Asphalt
Roof: Tile
Security Features: Security Gate
Sewer: Public Sewer
Smart Home Features: Other
Special Listing Conditions: Standard
Utilities: Cable Available; Natural Gas Connected; Sewer Connected; Water Connected
View: Other
Water Source: Public

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