

7866 Casuarina Drive, Melbourne Beach – Property Features

Property Overview

- Built in **2024** with substantial poured-concrete construction, steel interior framing, impact-rated windows and doors, and a durable aluminum metal roof.
- **5,299 sq. ft. of living area | 7,755 total sq. ft.**
- **5 bedrooms | 4.5 bathrooms**
- Two generous garages with the potential to accommodate **up to 4 vehicles**.
- Privately positioned on approximately **1.03 acres** with an impressive **136 feet of direct Indian River frontage**.
- Expansive riverfront setting featuring a natural sandy shoreline and deep water just offshore. **Private boat dock may be added**.
- Located in a peaceful South Melbourne Beach neighborhood, just south of **Aquarina Golf & Tennis Resort**, with the Golf course open to the public and has memberships to the whole community available without living with the HOA.
- Optional community association membership provides access to a nearby **Atlantic Ocean beach access**, along with a community river pier and convenient **kayak, paddleboard and small-craft launch and storage area**.
- An exceptional setting offering the best of both worlds—the **Indian River at your backyard and the Atlantic Ocean just across the street**.

Interior Features

- Dramatic **10' x 5' solid pivot entry door** creates an impressive first impression.
- Expansive open-concept island kitchen with striking **quartz countertops and coordinating quartz wall treatments**.
- Two dishwashers, by **LG and GE Café Series**.
- Two refrigerator/freezers with ice makers by **GE Café Series and Samsung**.
- **GE Café Series induction cooktop**.
- Dedicated **wine cooler**.
- Discreet, ceiling-flush kitchen ventilation system ducted through the roof for exceptionally quiet operation.

- **Reverse-osmosis water filtration** for drinking water at the kitchen sink and both refrigerators.
- Impressive **10-foot sliding glass doors** seamlessly connect the main living areas to the expansive covered lanai.
- **Impact-rated exterior windows and doors throughout.**
- Rich **walnut hardwood flooring** throughout the second floor, complemented by tile flooring in the bathrooms.
- Durable **wood-look plank tile flooring** throughout the first level.
- Custom crafted interior doors throughout.
- Extensive **European-imported custom cabinetry and millwork** featured in the kitchen, bathrooms, closets, bar and dramatic interior staircase.
- Integrated **Savant whole-home audio system** with 26 speakers across five indoor and outdoor zones, controllable via mobile devices and three dedicated in-home iPad controllers.
- **77-inch flat-screen television with Bose surround sound** in the main living area.
- Contemporary **Planika ethanol fireplace**, paired with a custom architectural storage divider designed to be enjoyed from both the living and dining areas.
- Premium **Essency smart water-heating system.**
- LED lighting throughout the residence with convenient app-based controls.
- High-end **motorized window treatments** in the main living room and second-floor Primary Suite.
- Advanced, hard-wired internet infrastructure throughout the home.
- Steel-framed interior wall system.
- Extensive **spray-foam insulation throughout the residence and garages** for enhanced efficiency, building integrity and comfort.
- Two substantial HVAC systems - **5-ton and 4-ton units.**
- **50-amp EV charging outlets in both garages.**

- Soaring ceilings and an open, light-filled floor plan create a dramatic sense of scale, while the thoughtfully designed split-bedroom configuration provides excellent privacy for family and guests.
- Numerous additional premium finishes and custom details are incorporated throughout the residence.

Exterior & Waterfront Features

- Approximately **1.03 acres** provides exceptional privacy from the roadway while opening to a spectacular tropical backyard along the Indian River.
- **136 feet of direct Indian River frontage**, offering a front-row seat to remarkable sunsets, wildlife and the natural beauty of the Intracoastal Waterway.
- Substantial **poured-concrete construction** designed with durability and longevity in mind.
- Premium **aluminum metal roofing system**.
- Resort-inspired **50' x 13' riverfront saltwater pool** featuring a lagoon-style bottom, outdoor shower and expansive limestone pool-deck areas.
- 2 large, covered lanai areas create a natural extension of the home's indoor living and entertaining spaces.
- Large, covered balcony off the primary suite with incredible views of the pool, backyard and River.
- Tropical riverfront grounds with a **natural sandy shoreline**, ideal for launching kayaks, paddleboards and other small watercraft.
- **Deep water just offshore** provides excellent potential for accommodating larger boats with the addition of a private dock and is adjacent to a rare, designated Sea Plane landing area.
- Attractive **granite-paver driveway** and generous motor-court area.
- Integrated **security camera system**.
- Outdoor grilling area with a **commercial-grade ventilation hood ducted through the roof**.
- Professionally designed **landscape lighting** highlights the property's lush tropical landscaping and architectural features after sunset.

- Generous grounds provide an uncommon combination of **privacy, waterfront recreation and expansive outdoor entertaining spaces.**
- Conveniently located near pristine nature-preserve beaches and the world-renowned **Sebastian Inlet**, offering exceptional boating, fishing, surfing and access to some of Florida's most beautiful natural coastline, yet also just down the road from the heart of the booming Space Coast with its vibrant economy, two 4 year Universities, an International Airport, great dining, shopping and much, much more!