



CARPENTER | KESSEL
REAL ESTATE ADVISORY TEAM

COMPASS

LUXURY & WATERFRONT INSIGHTS

1ST QUARTER 2025

ACTIVE – \$2,750,000

300 Lansing Island Drive
Satellite Beach, FL 32937

6,299sf • 7 Bedroom • 5.1 Bath

Magnificent Canalfront Estate.



ACTIVE – \$1,250,000

1045 Highway A1A, 406
Satellite Beach, FL 32937

2,472sf • 3 Bedroom • 3 Bath

Prestigious Oceana Oceanfront Condo.



First Quarter Market Update

Trends we've observed looking back on March and the 1st quarter of 2025.

We're currently seeing three distinct segments in the market:

\$1M+ Market: Pending sales are up year-over-year from November to the present, showing continued strength in the luxury sector.

\$400K–\$600K Market: Pending sales are down year-over-year, reflecting ongoing affordability challenges.

Oceanfront Condo Market: Pending sales—especially in older buildings—have declined due to uncertainty created by the state-mandated Structural Integrity Reserve Studies, which raise concerns about future HOA dues and potential maintenance assessments.

Market Conditions: Broadly speaking, affordability continues to weigh on the market. Interest rates remain just under 7%, while insurance premiums and property taxes have increased. In contrast, the higher-end market is more influenced by fluctuations in the stock market and evolving national and international political developments.

Consumer Behavior Is Evolving: Buyers want guidance, not guesswork. They're looking for informed advisors who can help them navigate risk and make confident decisions. Sellers, meanwhile, are focused on maximizing their equity and are aligning with teams that have proven strategies and structured processes to ensure no money is left on the table.

We're seeing this shift firsthand—**our team's sales are up more than 40% this quarter compared to last year**, a clear sign that serious buyers and sellers are seeking out proven expertise in today's market.

“Buyers want guidance, not guesswork.”

By The Numbers

TOP 00438%

OF ALL THE REALTORS IN THE USA

691

TRANSACTIONS IN 2024

#7

TEAM IN THE NATION

#1

AREA LEADER FOR
TRANSACTIONS & VOLUME

100+

COMBINED YEARS EXPERIENCE

1000+

WATERFRONT HOMES SOLD

100+

SALES RECORDS BROKEN

#1

AGENTS FOR PROPERTIES
SOLD OVER \$1M – 2024



Dewayne Carpenter,
Kirk Kessel &
Leslie Mink



Dewayne Carpenter, Kirk Kessel, and Leslie Mink of the Carpenter | Kessel Team are recognized as top leaders in Florida's luxury real estate market, focusing exclusively on representing homes priced in excess of \$1 million and waterfront properties.

In 2019, Leslie Mink's promotion to Chief Operating Officer marked a turning point for the team, allowing Dewayne and Kirk to focus on client relationships and marketing strategies. This move contributed to the team's exponential growth, with sales soaring from \$80 million to \$340 million in just four years. Despite this rapid expansion, trust and reliability have remained central to their business.

Your luxury property will be represented by a team with cutting-edge marketing, deep market knowledge and an operational backbone that ensures every detail is executed flawlessly.

The Unequivocal Leaders in Waterfront & Luxury Real Estate



CLOSED

**10400 S Tropical Trail
Merritt Island, FL 32952**

\$2,600,000 • 5,545sf • 6 Bedroom • 5.2 Bath

This waterfront property sat on the market for 240 days—until we took a new approach. With strategic positioning and elevated marketing, it went under contract in just 36 days. Another \$2M+ sale, reinforcing our leadership in River and Canal Front listings over \$2,000,000 since 2024.



CLOSED

**445 Riverview Lane
Melbourne Beach, FL 32951**

\$2,424,000 • 3,367sf • 4 Bedroom • 4.1 Bath

We executed the perfect listing launch—starting with a private exclusive, then a coming soon campaign, and finally going live on the market.



CLOSED

**104 Lansing Island Drive
Indian Harbour Beach, FL 32937**

\$2,125,000 • 4,176sf • 4 Bedroom • 4 Bath

This one is especially meaningful. I had the privilege of representing both the buyer and the seller—both past clients, and both working with me now for the fourth time.



CLOSED

**213 Loggerhead Drive
Melbourne Beach, FL 32951**

\$1,800,000 • 4,757sf • 4 Bedroom • 4.2 Bath

After time on the market and several strategic pivots—from pricing to presentation—we aligned everything to meet the right buyer. It paid off with a successful sale at \$1.8M. Proof that persistence and thoughtful marketing make all the difference in today's luxury market.

SALES IN SOUTH BREVARD 1.25M AND OVER • 1ST QUARTER 2025

★★★★★ Compass Represents 38% of \$1.25M+ Sales ★★★★★

| LIST PRICE | SOLD PRICE | PROPERTY ADDRESS | CITY | LIVING SQ FT | BED | BATH | VIEW | SOLD PRICE/SF | DAYS ON MARKET |
|-------------|-------------|----------------------------|----------------------|--------------|-----|------|----------------|---------------|----------------|
| \$3,999,000 | \$3,725,000 | 10770 S Tropical Trail | Merritt Island | 3,328 | 4 | 2.1 | Riverfront | \$1,119.29 | 7 |
| \$3,900,000 | \$3,805,000 | 241 Lansing Island Drive | Indian Harbour Beach | 6,242 | 4 | 4.2 | Riverfront | \$609.58 | 33 COMPASS |
| \$3,600,000 | \$3,300,000 | 510 N Riverside Drive | Indialantic | 4,021 | 4 | 3.1 | Riverfront | \$820.69 | 105 |
| \$3,190,000 | \$2,950,000 | 115 Lansing Island Drive | Indian Harbour Beach | 7,267 | 5 | 4.2 | Riverfront | \$405.94 | 155 |
| \$3,000,027 | \$2,650,000 | 4503 Milost Drive | Rockledge | 4,488 | 4 | 4 | Lakefront | \$590.46 | 72 COMPASS |
| \$2,975,000 | \$2,682,000 | 2815 Turtle Mound Road | Melbourne | 7,608 | 5 | 4.2 | Acreage | \$352.52 | 25 |
| \$2,799,000 | \$2,580,000 | 645 S Atlantic Avenue | Cocoa Beach | 4,920 | 5 | 4.1 | Oceanfront | \$524.39 | 63 |
| \$2,795,000 | \$2,625,000 | 699 Jackson Court | Satellite Beach | 4,235 | 4 | 4.3 | Canalfront | \$619.83 | 81 |
| \$2,750,000 | \$2,600,000 | 10400 S Tropical Trail | Merritt Island | 5,545 | 6 | 5.2 | Riverfront | \$468.89 | 36 COMPASS |
| \$2,595,000 | \$2,500,000 | 7575 S Tropical Trail | Merritt Island | 5,415 | 5 | 3.1 | Indian River | \$461.68 | 19 |
| \$2,590,000 | \$2,167,000 | 4205 Crooked Mile Road | Merritt Island | 4,871 | 6 | 6.2 | Riverfront | \$444.88 | 80 COMPASS |
| \$2,550,000 | \$2,450,000 | 4504 Milost Drive | Viera | 3,454 | 4 | 3 | Lakefront | \$709.32 | 129 COMPASS |
| \$2,500,000 | \$2,500,000 | 100 Lansing Island Drive | Indian Harbour Beach | 5,387 | 5 | 5.1 | Canalfront | \$4648 | 4 COMPASS |
| \$2,495,000 | \$2,150,000 | 206 Riverside Drive | Melbourne Beach | 3,027 | 5 | 3 | Waterfront | \$710.27 | 100 |
| \$2,495,000 | \$2,300,000 | 4360 Stillwater Drive | Merritt Island | 5,080 | 5 | 4.1 | Riverfront | \$452.76 | 85 |
| \$2,424,000 | \$2,424,000 | 445 Riverview Lane | Melbourne Beach | 3,367 | 4 | 4.1 | Riverfront | \$719.93 | 13 COMPASS |
| \$2,399,000 | \$2,125,000 | 104 Lansing Island Drive | Indian Harbour Beach | 4,176 | 4 | 4 | Canalfront | \$508.86 | 27 COMPASS |
| \$2,370,000 | \$1,885,000 | 4236 Hield Road | Palm Bay | 7,029 | 6 | 6 | Acreage | \$268.17 | 196 |
| \$2,275,000 | \$2,045,000 | 5489 S Hwy A1a | Melbourne Beach | 2,784 | 4 | 3.1 | Oceanfront | \$734.55 | 269 |
| \$2,000,000 | \$1,850,000 | 2030 S River Road | Melbourne Beach | 4,172 | 4 | 3.1 | Riverfront | \$443.43 | 202 COMPASS |
| \$1,950,000 | \$1,930,000 | 1305 Atlantic Street | Melbourne Beach | 2,291 | 3 | 2.1 | Oceanfront | \$842.43 | 15 |
| \$1,899,000 | \$1,825,000 | 4564 Milost Drive | Rockledge | 3,556 | 4 | 3.1 | Lakefront | \$513.22 | 125 COMPASS |
| \$1,850,000 | \$1,800,000 | 213 Loggerhead Drive | Melbourne Beach | 4,757 | 4 | 4.2 | Turtle Bay | \$378.39 | 10 COMPASS |
| \$1,825,000 | \$1,667,500 | 2697 Newfound Harbor Dr | Merritt Island | 4,243 | 4 | 2.1 | Riverfront | \$393 | 52 |
| \$1,799,000 | \$1,750,000 | 460 Lanternback Island Dr | Satellite Beach | 3,582 | 5 | 4 | Riverfront | \$488.55 | 196 |
| \$1,750,000 | \$1,718,000 | 6129 N Tropical Trail | Merritt Island | 4,556 | 6 | 3.1 | Riverfront | \$3779 | 17 |
| \$1,735,000 | \$1,600,000 | 656 Hawksbill Island Drive | Satellite Beach | 5,169 | 6 | 5 | Canalfront | \$309.54 | 80 |
| \$1,650,000 | \$1,650,000 | 1726 Gracewood Drive | Melbourne | 3,500 | 3 | 3 | Aripeka | \$471.43 | 226 |
| \$1,650,000 | \$1,400,000 | 1845 Timbers West Blvd | Rockledge | 4,039 | 3 | 3.1 | Acreage | \$346.62 | 43 |
| \$1,650,000 | \$1,650,000 | 11150 S Tropical Trail | Merritt Island | 2,392 | 4 | 2.1 | Riverfront | \$689.80 | 1 |
| \$1,490,000 | \$1,390,000 | 3570 Hield Road | Melbourne | 3,381 | 5 | 3 | Acreage | \$411.12 | 246 |
| \$1,490,000 | \$1,400,000 | 1860 Harbor Point Drive | Merritt Island | 2,471 | 4 | 3 | Riverfront | \$566.57 | 113 |
| \$1,400,000 | \$1,300,000 | 3199 Wyndham Way | Melbourne | 3,863 | 4 | 4.1 | Lakefront | \$336.53 | 179 COMPASS |
| \$1,400,000 | \$1,360,000 | 6300 Capstan Court | Rockledge | 2,417 | 4 | 3 | Canalfront | \$562.68 | 18 |
| \$1,399,000 | \$1,240,000 | 4 Country Club Road | Cocoa Beach | 2,800 | 3 | 2 | Golf Course | \$442.86 | 88 |
| \$1,350,000 | \$1,340,000 | 3010 Newfound Harbor Dr | Merritt Island | 2,459 | 3 | 2 | Riverfront | \$544.94 | 96 COMPASS |
| \$1,350,000 | \$1,350,000 | 4427 Reseda Way | Rockledge | 4,171 | 4 | 4 | Lakefront | \$323.66 | 3 |
| \$1,300,000 | \$1,225,000 | 200 Melbourne Avenue | Indialantic | 2,918 | 4 | 3 | South Of Fifth | \$419.81 | 60 COMPASS |
| \$1,299,900 | \$1,250,000 | 770 Loggerhead Island Dr | Satellite Beach | 2,701 | 4 | 3 | Riverfront | \$462.79 | 285 COMPASS |
| \$1,299,000 | \$1,270,000 | 2932 Emeldi Lane | Melbourne | 3,011 | 4 | 2.1 | Lakefront | \$421.79 | 41 |

All sales information was obtained from the Brevard County MLS

AVERAGE PRICE PER SF – \$518.30
 AVERAGE DAYS ON MARKET – 90

The Unequivocal Leaders in Oceanfront Condo Sales



CLOSED
1645 N Highway A1A, 303
Indialantic, FL 32903
\$2,425,000 • 2,820sf • 4 Bedroom • 4 Bath
Text...



CLOSED
1045 Highway A1A, 506
Satellite Beach, FL 32937
\$1,250,000 • 2,472sf • 3 Bedroom • 3 Bath

We represented the seller of this oceanfront condo and closed at a higher price than the most recent sale of the same floor plan in the building.



CLOSED
1045 Highway A1A, 703
Satellite Beach, FL 32937
\$830,000 • 1,911sf • 3 Bedroom • 2 Bath

This one took strategy, consistency, and creative marketing. We produced multiple videos, built momentum, and gained the traction we needed. I never gave up—and it paid off.



CLOSED
2835 N Highway A1A, 401
Indialantic, FL 32903
\$805,000 • 2,077sf • 3 Bedroom • 2 Bath

This oceanfront property was sold to a friend of a neighbor in the building, a connection that came from being present, engaged, and respected in the community.

OCEANFRONT CONDO SALES IN SOUTH BREVARD • 1ST QUARTER 2025

★★★★★ Compass Represents 20% of Oceanfront Condo Sales ★★★★★

| LIST PRICE | SOLD PRICE | SUBDIVISION CONDO NAME | UNIT | CITY | LIVING SQ FT | BED | BATH | SOLD PRICE/SF | DAYS ON MARKET | |
|-------------|-------------|------------------------|------|----------------------|--------------|-----|------|---------------|----------------|---------|
| \$2,425,000 | \$2,425,000 | 1625 Ocean | 303 | Indialantic | 2,820 | 4 | 4 | \$859.93 | 5 | COMPASS |
| \$1,650,000 | \$1,550,000 | Ocean Jewel | — | Indialantic | 3,297 | 3 | 3.1 | \$470.12 | 136 | COMPASS |
| \$1,399,000 | \$1,371,020 | Saltaire | 201 | Melbourne Beach | 2,615 | 3 | 3 | \$524.29 | 25 | |
| \$1,250,000 | \$1,250,000 | Oceana | 506 | Satellite Beach | 2,472 | 3 | 3 | \$505.66 | 0 | COMPASS |
| \$1,175,000 | \$1,075,000 | Magnolia Key | 2302 | Indialantic | 2,682 | 3 | 3 | \$400.82 | 37 | |
| \$1,150,000 | \$1,025,000 | Somerset | 1302 | Indian Harbour Beach | 2,225 | 3 | 2.1 | \$460.67 | 139 | |
| \$1,135,000 | \$1,000,000 | Oceana | 905 | Satellite Beach | 2,339 | 3 | 3 | \$427.53 | 181 | |
| \$1,124,900 | \$1,124,900 | Oceana | 202 | Satellite Beach | 2,339 | 3 | 3 | \$480.93 | 15 | |
| \$850,000 | \$805,000 | Sandy Kaye | 401 | Indialantic | 2,077 | 3 | 2 | \$387.58 | 55 | COMPASS |
| \$849,000 | \$795,000 | Oceana | 1004 | Satellite Beach | 1,911 | 3 | 2 | \$416.01 | 166 | |
| \$848,000 | \$830,000 | Oceana | 703 | Satellite Beach | 1,911 | 3 | 2 | \$434.33 | 128 | COMPASS |
| \$799,000 | \$780,000 | Versailles | 3b | Melbourne Beach | 2,036 | 4 | 2.1 | \$383.10 | 100 | |
| \$799,000 | \$750,000 | Lantana | — | Satellite Beach | 1,662 | 2 | 2.1 | \$451.26 | 37 | |
| \$795,000 | \$785,000 | Lantana | 1202 | Indian Harbour Beach | 2,051 | 3 | 2.1 | \$382.74 | 117 | |
| \$779,000 | \$725,000 | Ocean Sands North | 101 | Indialantic | 1,811 | 3 | 2 | \$400.33 | 0 | |
| \$775,000 | \$750,000 | Lantana | 3404 | Indian Harbour Beach | 1,720 | 3 | 2 | \$436.05 | 131 | |
| \$775,000 | \$725,000 | The Horizon | 144 | Satellite Beach | 2,150 | 3 | 2 | \$337.21 | 145 | |
| \$695,000 | \$677,500 | Royal Palm | 402 | Indialantic | 1,620 | 3 | 2 | \$418.21 | 10 | |
| \$674,900 | \$655,000 | Silver Sands | 512 | Satellite Beach | 1,627 | 2 | 2 | \$402.58 | 50 | COMPASS |
| \$659,900 | \$650,000 | Ocean Sands North | 303 | Indialantic | 1,464 | 2 | 2 | \$443.99 | 60 | |
| \$650,000 | \$620,000 | Villager | 907 | Indialantic | 1,405 | 2 | 2 | \$441.28 | 300 | |
| \$650,000 | \$625,000 | Golden Palm | 401 | Indian Harbour Beach | 1,780 | 3 | 2 | \$351.12 | 65 | |
| \$610,000 | \$555,000 | Lantana | 1303 | Indian Harbour Beach | 1,720 | 3 | 2 | \$322.67 | 34 | |
| \$599,900 | \$590,000 | Sandpiper | 606 | Satellite Beach | 1,047 | 2 | 2 | \$563.51 | 101 | |
| \$599,900 | \$565,000 | The Dunes | 207 | Indialantic | 1,576 | 3 | 2 | \$358.50 | 126 | |
| \$599,900 | \$581,000 | Majestic Shores | 501 | Indialantic | 1,728 | 3 | 2 | \$336.23 | 34 | |
| \$595,000 | \$590,000 | Commodore Club | 307 | Indialantic | 1,234 | 2 | 2 | \$478.12 | 110 | |
| \$595,000 | \$567,500 | Buccaneer Condo Apts | 508 | Satellite Beach | 1,470 | 2 | 2 | \$386.05 | 54 | COMPASS |
| \$569,000 | \$540,000 | Eastwind | 203 | Satellite Beach | 1,187 | 2 | 2 | \$454.93 | 165 | |
| \$559,750 | \$532,000 | Indian Hrbr Bch Clb | 506 | Indian Harbour Beach | 1,302 | 2 | 2 | \$408.60 | 466 | |
| \$535,000 | \$493,000 | Commodore Club | 101 | Indialantic | 1,341 | 3 | 2 | \$367.64 | 146 | |
| \$529,900 | \$500,000 | Sea Pearl | 812 | Indialantic | 1,613 | 3 | 2 | \$309.98 | 138 | |
| \$512,950 | \$489,000 | Breakers | 313 | Melbourne Beach | 1,381 | 2 | 2 | \$354.09 | 136 | |
| \$509,000 | \$480,000 | Villager | 1107 | Indialantic | 1,405 | 2 | 2 | \$341.64 | 26 | |

AVERAGE PRICE PER SF – \$426.40

AVERAGE DAYS ON MARKET – 101

All sales information was obtained from the Brevard County MLS

Five things we've learned from 400+ Oceanfront Properties on the Space Coast since 1998:

- 1** Having a vast network of high-net worth buyers is paramount
- 2** Compass's massive exposure to Brevard's feeder markets is key
- 3** Personally living on the ocean provides a powerful advantage
- 4** Wealth Mapping via Compass outlines who potential buyers are
- 5** 69 years of combined experience instills confidence in buyers



Carpenter Kessel, your direct *Connection* to New York

With over 2500 agents and 26% market share
in New York, Compass is your leading connection
from Brevard to New York.

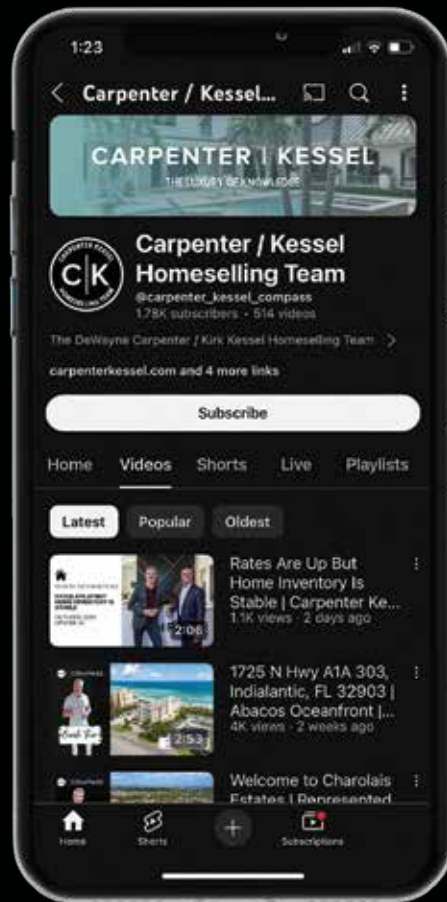
As most high-net-worth individuals own multiple luxury residential properties in different markets, real estate has become a global asset class. That's why The Private Client Network is uniquely positioned to deliver a seamless brokerage services experience across our clients' entire real estate portfolio. Not only can we help a client buy/sell their main residence, but we can also help that same client buy/sell their summer house, ski house or urban pied-a-terre.

THE POWER OF SOCIAL MEDIA

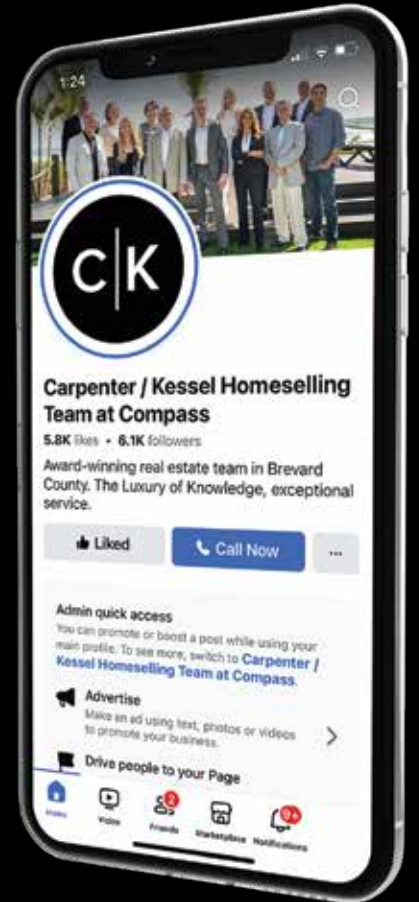
17,000,000 IMPRESSIONS | 24,000 HOURS OF YOUTUBE WATCHED



@carpenter_kessel



@carpenter_kessel



@carpenterkessel



The Most Watched Social Media Channels
Of Any Brevard County Real Estate Firm



4645 S Tropical
Merritt Island, FL

CLOSED
\$6,000,000



6855 S Tropical Trail
Merritt Island, FL

CLOSED
\$5,505,000



301 Oak Street
Melbourne Beach, FL

CLOSED
\$4,400,000



8735 S Highway A1A
Melbourne Beach, FL

CLOSED
\$4,300,000



3950 N Riverside Drive
Indialantic, FL

CLOSED
\$4,250,000



10280 S Tropical Trail
Merritt Island, FL

CLOSED
\$4,200,000



7045 S Tropical Trail
Merritt Island, FL

CLOSED
\$3,700,000



305 Oak Street
Melbourne Beach, FL

CLOSED
\$2,900,000



3669 Lake Adelaide Place
Rockledge, FL

CLOSED
\$2,700,000



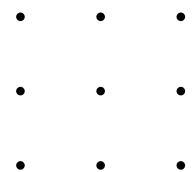
125 Lansing Island Drive
Indian Harbour Beach, FL

CLOSED
\$2,650,000



Dewayne Carpenter
Kirk Kessel

321.214.8400
carpenterkessel.com
sales@carpenterkessel.com





5419 Robles Lane
Rockledge, FL

CLOSED
\$2,645,000



10400 S Tropical Trail
Merritt Island, FL

CLOSED
\$2,600,000



3053 S Highway A1A
Melbourne Beach, FL

CLOSED
\$2,500,000



1645 N Highway A1A, 303
Indialantic, FL

CLOSED
\$2,425,000



445 Riverview Lane
Melbourne Beach, FL

CLOSED
\$2,424,000



4574 Milost Drive
Rockledge, FL

CLOSED
\$2,365,000



1885 N Highway A1A
Indialantic, FL

CLOSED
\$2,300,000



751 Malibu Lane
Indialantic, FL

CLOSED
\$2,300,000



5645 Willoughby Drive
Melbourne, FL

CLOSED
\$2,200,000



6005 S Tropical Trail
Merritt Island, FL

CLOSED
\$2,200,000



343 Orlando Boulevard
Indialantic, FL

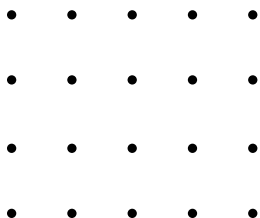
CLOSED
\$2,200,000



104 Lansing Island Drive
Indian Harbour Beach, FL

CLOSED
\$2,125,000

The Unequivocal Luxury and Waterfront Leaders on the Space Coast



CARPENTER | KESSEL
COMPASS

Strategic Social Campaigns *For Your Home*

Statistics from 0 to 0

We develop a unique social campaign for every listing we take & the results speak for themselves

FACEBOOK, INSTAGRAM & GOOGLE

0

TOTAL AD IMPRESSIONS

FACEBOOK, INSTAGRAM & GOOGLE

0

TOTAL AD CLICKS

FACEBOOK, INSTAGRAM & GOOGLE

\$0

TOTAL AD SPEND

YOUTUBE

0

TOTAL VIDEO VIEWS

YOUTUBE

0

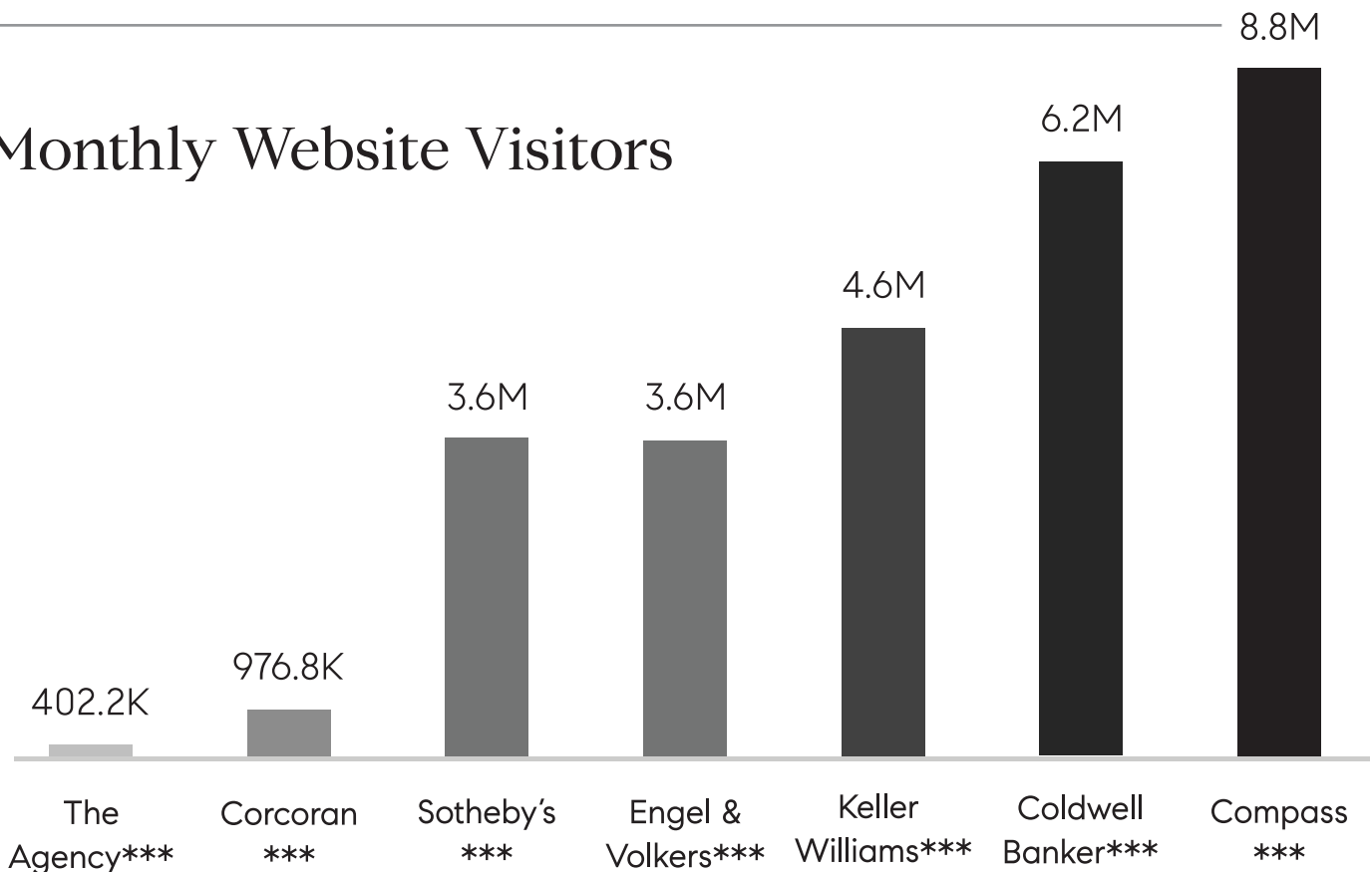
TOTAL VIDEO CLICKS

YOUTUBE

0

TOTAL HOURS WATCHED

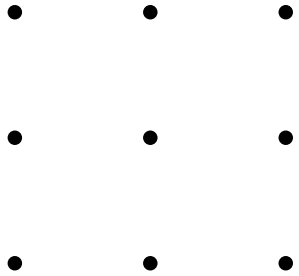
Monthly Website Visitors



*Sourced via Sprout Social and Google Analytics, 11.2020-12.31.2020.

Sourced via Meltwater, 11.2021-12.31.2021.*Website traffic sourced via SimilarWeb, 08.1.2023-08.31.2023.

State Of The Marketplace



Join Dewayne Carpenter and Kirk Kessel as they share their new video series "State of the Marketplace." Each month Dewayne and Kirk will dive into what transpired in the previous month and provide insight on what we are seeing happen in the current marketplace.



Real Estate Video Series

THE LUXURY OF KNOWLEDGE

Scan the QR code to watch the latest episode.



Featured Properties



**3778 Lake Adelaide Place
Rockledge, FL 32955**

\$4,995,000 • 6,299sf • 4 Bedroom • 5.2 Bath
4-Bedroom Luxury Adelaide Home with Stunning Lake Views.



**6215 S Tropical Trail
Merritt Island, FL 32952**

\$1,850,000 • 4,072sf • 4 Bedroom • 4 Bath
Gated Waterfront Estate Spans Over 2 Acres Between Banana & Indian Rivers.



**6434 Modern Duran Drive
Melbourne, FL 32940**

\$1,600,000 • 2,850sf • 4 Bedroom • 3.2 Bath
This Extraordinary Estate Reimagines Mid-Century Modern.



**6205 Anello Drive
Melbourne, FL 32940**

\$1,200,000 • 4,395sf • 5 Bedroom • 5 Bath
This Breathtaking Estate Offers 5 Bedrooms + An Office.



**925 Highway A1A, 201
Satellite Beach, FL 32937**

\$1,150,000 • 2,675sf • 4 Bedroom • 2.1 Bath
Spectacular NE Oceanfront Corner Unit.



**2235 Sea Horse Drive
Melbourne Beach, FL 32951**

\$1,100,000 • 3,621sf • 4 Bedroom • 3 Bath
Newly Renovated 4-Bedroom Home on Spessard Holland Golf Course.



**3174 Villa Espana Trail
Melbourne, FL 32935**

\$1,100,000 • 4,864sf • 6 Bedroom • 4 Bath
Private Estate on 3.5+ Acres in Gated Villa Espana.



**3497 Cappio Drive
Melbourne, FL 32940**

\$1,100,000 • 3,865sf • 5 Bedroom • 4 Bath
Stunning Custom-Built Home in the Gated Casabella Community.



**316 Palm Court
Indialantic, FL 32903**

\$1,050,000 • 2,643sf • 3 Bedroom • 2 Bath
This SHOWSTOPPER Home Located South of Fifth on a Quiet Cul-De-Sac.



**1907 Highway A1A, 105
Indian Harbour Beach, FL 32937**

\$750,000 • 1,890sf • 3 Bedroom • 2 Bath
First Floor Beauty Showcases Stunning Oceanside Views.



**1795 N Highway A1A, 405
Indialantic, FL 32903**

\$675,000 • 1,722sf • 3 Bedroom • 2 Bath
Elevated Coastal Living in the Palm Beach Condo Complex.



**877 N Highway A1A, 904
Indialantic, FL 32903**

\$450,000 • 1,200sf • 2 Bedroom • 2 Bath
Unobstructed Ocean Views Steal the Show in this Oceanfront Condo.



DIEGUEZ
—
STOLLER
ATTORNEYS AT LAW

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CLOSING SERVICES**

Our Promise to You:

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- ✔ Proactive Guidance Throughout the Process

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1928 South Patrick Drive
Indian Harbor Beach, FL 32937



CARPENTER | KESSEL
REAL ESTATE ADVISORY TEAM

719 Pinetree Drive
Indian Harbour Beach, FL 32937

Don't Trust A Zestimate, Get A Real Estimate.

Access Your Personalized Home
Value Report Prepared By Brevard's
Most Trusted Real Estate Experts.



carpenterkesselvalues.com



Dewayne Carpenter
321.693.2593



CARPENTER | KESSEL
REAL ESTATE ADVISORY TEAM

COMPASS

CARPENTERKESSEL.COM



Kirk Kessel
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