



SPACE COAST LIVING GUIDE

Suntree, Florida

A Sentz + Darby Living Guide to Brevard County's Mainland Communities

Suntree isn't a beach town — it's a mainland, master-planned suburban community sitting almost dead-center in Brevard County, tucked between I-95 and the Florida East Coast Railway corridor, roughly halfway between Rockledge and Melbourne and just south of Viera. It carries a Melbourne mailing address (32940) even though it's unincorporated, governed day to day by a layered system of homeowner associations rather than a city council. For buyers who want more house and land for the money than the barrier island offers, without giving up top-rated schools or a short drive to the water, Suntree is one of the Space Coast's most consistently recommended communities. This guide covers what makes it work, and what to know before buying.

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Lifestyle and Overall Character

Development took off after I-95 was completed in the early 1970s, and Suntree itself began platting around 1975, growing through the '70s, '80s, '90s, and into the 2000s. That gives it a distinctly different feel from Florida's newer stucco-tract suburbs: mature live oak canopies, established landscaping, and a patchwork of architectural styles reflecting four decades of building rather than one master builder's palette in a single year.

The community's DNA is golf-course living and slow-paced family suburbia: over 4,500 homes spread across roughly four square miles, laced with more than 100 miles of interconnected bike paths, golf-cart trails, and sidewalks, plus over 1,000 acres of lakes and waterways. It's genuinely walkable and golf-cart-friendly in a way most Florida subdivisions built after 2010 are not, because it long predates the modern rooftop-to-rooftop production-home model. It's also not age-restricted — this reads as established and family-normal rather than resort-flashy or retiree-exclusive.

Who It's Best Suited For

- Families chasing top-rated public schools without private-school tuition — Suntree Elementary, DeLaura Middle, and Viera High all carry 'A' grades and rank in the upper tier of Brevard's schools.
- Golfers and country-club lifestyle buyers — between Suntree Country Club's 36 holes and the neighboring Baytree National Golf Links, this is one of the highest concentrations of quality golf in Brevard County.
- Buyers who want more house and land for the money than the barrier island offers, while still being a 25–40 minute drive from the sand.
- Commuters to Space Coast aerospace and defense employers who want a central, quiet home base with easy I-95 access.
- Buyers prioritizing lower insurance costs over ocean proximity — Suntree's inland, largely Flood Zone X location generally means meaningfully lower flood-insurance premiums than barrier-island equivalents.

It's a weaker fit for buyers whose top priority is a walk-to-the-beach lifestyle, high-rise condo living, or a true walkable urban-village feel — Suntree is car-dependent suburbia, just a well-established, tree-shaded version of it.

Neighborhoods and Subdivisions

Suntree is a Planned Unit Development with roughly 4,500 units governed by the Suntree Master Homeowners Association, with 44 separate sub-associations underneath it — meaning almost every named neighborhood inside Suntree has its own HOA layered on top of the master dues. A buyer isn't just joining 'Suntree'; they're joining a specific sub-association with its own rules, reserve fund, and often its own small pool or gate.

- Suntree Country Club — homes ringing the two private 18-hole courses, the 'heart' subdivision most buyers picture when they think of Suntree golf living.

- Baytree — technically its own gated, deed-restricted community adjoining Suntree, built around the Gary Player-designed Baytree National Golf Links, with about 460 homes ranging from the mid-\$200,000s to well over \$2.5 million and 24-hour manned gate security.
- Country Walk — one of the older, more established sections.
- Dozens of additional platted sections — Augusta Village, Crystal Lake, Deer Lakes, Fieldstone, Magnolia Pointe, Sawgrass Suntree, The Fairways, Windsor Estates, and many more, each with its own sub-association.

Lake Washington-area homes on the west and southwest edge back up to Brevard's largest lake (4,362 acres), offering some of the more waterfront-adjacent living in the broader Suntree footprint, though the lake itself is public-access via Lake Washington Park rather than private waterfront for every home.

Parks and Green Space

Suntree has zero direct beach frontage — this is inland, mainland Brevard, and reaching the Atlantic means crossing the Indian River Lagoon via one of the county's causeways (see Commute Times below). What Suntree does have, uniquely, is a lagoon-side 'beach': Rotary Park at Suntree, a 10.36-acre county park sitting right on the Indian River Lagoon with a sandy shoreline for wading, a 140-foot fishing pier, a boardwalk, and a large playground — a genuinely local, non-obvious spot, since this is lagoon water, not ocean surf.

Erna Nixon Park is a 53.93-acre nature preserve with a 3,000-foot elevated boardwalk through a natural Florida hammock and a butterfly garden. Wickham Park, just south along Wickham Road, is the area's outdoor-recreation Swiss Army knife: disc golf, archery, equestrian trails, an off-leash dog park, ball fields, swimming lakes, and a 133-site campground. Lake Washington Park adds a two-lane boat ramp, floating dock, and fishing pier — the go-to public freshwater launch point for Suntree-area boaters and bass anglers.

The Brevard Zoo, one of the area's true destination attractions, sits just minutes from Suntree and is genuinely worth highlighting to anyone relocating with kids (or without): beyond the animal exhibits, its Wetlands Walkway boardwalk trail winds through native Florida wetlands and is a favorite low-key outing for Suntree families looking for something beyond a standard neighborhood park.

Shopping, Restaurants, and Local Favorites

The commercial spine of Suntree is North Wickham Road, dotted with strip-center shopping and long-running local restaurants rather than a single walkable Main Street. Amici's, Chef's Table, and The Wine Cellar — three distinct restaurants under the same ownership, spanning Italian, upscale steakhouse, and a wine-and-small-plates lounge at three different price points — are among the most consistently recommended dinner spots. Red Ginger is another repeatedly named local favorite, and The Produce Place of Suntree is a well-reviewed independent alternative to a grocery chain. For something sweeter, Jacqueline's Bakery and Cafe is a local favorite worth a special mention — regulars will tell you it has some of the best croissants around.

For big-box shopping, residents lean on Viera and The Avenue Viera shopping district just to the north — about 10 minutes away — rather than driving further afield, with a solid mix of national retailers and chain restaurants.

Schools and Family Life

This is arguably Suntree's single biggest draw, and it's backed by real, current data. Suntree Elementary held an 'A' rating for the 2024–25 school year, ranking among the top elementary schools in the Brevard district with proficiency rates well above county and state averages. DeLaura Middle School, the zoned feeder, also held an 'A' rating with strong math and reading proficiency, ranking in the top 10% of schools statewide. Viera High School carries an 'A' rating as well.

Brevard Public Schools as a district has now earned multiple consecutive years of an overall 'A' rating from the state — useful context that Suntree's strong schools sit inside a genuinely strong district, not an isolated bright spot. Suntree is not age-restricted, has an active neighborhood-events calendar, and offers multiple community pools, tennis courts, and playgrounds scattered through its 44 sub-associations.

Recreation, Boating, Golf, and Outdoor Activities

Suntree Country Club, private and member-owned since 1975, offers two 18-hole courses: the Arnold Palmer-designed Challenge Course and the Robert Trent Jones-designed Classic Course, a Senior PGA Tour stop in the 1980s and '90s. Amenities include a short-game practice facility, eight lighted tennis courts, and an oversized pool. Baytree National Golf Links, a Gary Player Signature design built in 1992, is semi-private and public-access, consistently rated 4 stars by Golf Digest's Best Places to Play.

Wickham Park covers disc golf, archery, equestrian trails, and an off-leash dog park; Lake Washington offers largemouth bass, bluegill, and Florida gar fishing via its public boat ramp. For true saltwater boating and offshore access, residents typically trailer boats to public ramps closer to the Indian River, Banana River, or the barrier island itself.

Commute Times and Nearby Conveniences

Destination	Approx. Drive Time
Barrier-island beaches (via Pineda Causeway)	~20–30 minutes
Melbourne Orlando Int'l Airport (MLB)	Under 20 minutes
Orlando / Orlando Int'l Airport (MCO)	~70 minutes

Suntree has direct, close I-95 access, which was the initial catalyst for its 1970s development boom. Major nearby employers include L3Harris Technologies (headquartered in Melbourne, the single largest private employer on the Space Coast), Northrop Grumman, Health First, and Leonardo DRS, plus a growing presence of newer aerospace entrants drawn to the broader Space Coast corridor.

Housing Styles and Price Ranges

Suntree's housing stock spans roughly 1970s through 2000s construction, with a few pockets of newer infill still being built in select sections. Predominant styles: one-story ranch homes in older sections, two-story homes more common in 1990s–2000s sections, low-maintenance attached villas and townhomes, and larger semi-custom and custom estate homes on oversized lots in gated country-club sections.

Segment	Typical Range
Community-wide median (mid-2026)	~\$430,000 – \$450,000
New construction	\$240,000 – \$1,070,000+
Baytree (gated estate homes)	\$250,000 – \$2,500,000

Given real variance across sources on Suntree's exact median (reflecting different boundary definitions and time windows), we recommend treating \$430,000–\$450,000 as a reasonable current all-property estimate, with a wide real range from the mid-\$200,000s for older, smaller, non-golf-course homes up past \$1–2.5 million for large custom or Baytree estate properties — and pulling a fresh, single-source comp at the time of any offer.

Market Trends and What Buyers Should Know

Suntree-specific data shows homes selling in roughly 57–58 days on average, essentially in line with the national average, with a modest year-over-year price softening in mid-2026 — consistent with countywide commentary describing 2026 as a market that's adjusting rather than collapsing. A notable, locally specific trend: Brevard's market is increasingly splitting into 'mainland versus beachside' performance, with inland communities like Suntree and Viera generally behaving more steadily than barrier-island beachside inventory.

HOA structure — plan for two layers of dues

Because of the 44-sub-association structure under the Suntree Master HOA, buyers should expect two layers of dues: master association dues billed separately from a specific sub-association's dues. These commonly cover common-area landscaping, small neighborhood pools, architectural review, and reserve funding; special assessments are possible if reserves fall short for a major repair. Gated sections like Baytree layer on additional dues for manned security. Get both sets of covenants and dues figures before writing an offer.

Insurance — a genuine Suntree advantage

Brevard County as a whole runs meaningfully above inland Central Florida metros for homeowners insurance, reflecting the county's overall coastal reinsurance exposure. But within Brevard, cost scales sharply with actual proximity to open water — Suntree's inland location and position along the protected Indian River Lagoon mean many addresses fall in Flood Zone X, where mortgage lenders typically don't require separate flood insurance. That's a meaningful, real cost advantage over comparable homes on the barrier island. Still, confirm exact flood zone address-by-address, since some low-lying pockets near lakes or the lagoon can differ from the general pattern.

Pros and Considerations

What works in Suntree's favor

- Consistently top-performing, 'A'-rated public schools in a district that itself earned back-to-back statewide 'A' ratings.
- Mature, tree-canopied streets and an extensive bike and golf-cart trail network — a genuinely different physical feel from newer, treeless subdivisions.
- Two well-regarded golf clubs within or immediately adjacent to the community.
- More house and land for the money than equivalent barrier-island properties.
- Meaningfully lower flood-insurance exposure than beachside homes for most addresses, thanks to inland, Zone X-heavy positioning.
- A central location with reasonably quick access to I-95, the beaches, and both Brevard's job base and, via SR-528, Orlando.

Honest trade-offs

- No beach at your doorstep — this is a mainland community.
- A double-layered HOA structure (master plus sub-association) means more rules and more dues line items than a non-HOA neighborhood.
- Because the community was built out over 40-plus years, home condition and system age vary widely block to block even within one subdivision.
- Being unincorporated means residents rely on Brevard County, not a city, for many services.
- Golf-course-adjacent homes carry their own trade-offs — errant balls, landscaping and irrigation rules tied to the course, and HOA aesthetic requirements.

Frequently Asked Questions

Is Suntree its own city?

No. Suntree is an unincorporated community in Brevard County with a Melbourne mailing address. Governance runs through the county and the private Suntree Master Homeowners Association overseeing 44 sub-associations.

How far is Suntree from the beach?

There's no direct beach access from Suntree itself. Via the Pineda Causeway, the barrier island is roughly a 20–30 minute drive; Rotary Park offers lagoon-side swimming and fishing much closer to home.

What schools serve Suntree?

Suntree Elementary feeds into DeLaura Middle School, with Viera High commonly cited as the zoned high school — though exact boundaries should be confirmed against Brevard Public Schools' current attendance maps for any specific address.

Is Suntree a golf community?

Much of it is built around or near golf, principally the private Suntree Country Club and the adjoining, semi-private Baytree National Golf Links — but not every home in the broader Suntree PUD is golf-course-adjacent.

Do I have to pay HOA fees in Suntree?

Almost certainly yes, and likely two sets — dues to the Suntree Master Homeowners Association plus separate dues to your specific sub-association.

Is homeowners/flood insurance cheaper in Suntree than at the beach?

Generally yes. Suntree's inland location puts many addresses in Flood Zone X, where flood insurance typically isn't lender-required, unlike barrier-island properties — though costs vary address-by-address.

What's the median home price in Suntree right now?

Roughly \$430,000–\$450,000 is a reasonable mid-2026 estimate for the community overall, with actual sale prices ranging from the mid-\$200,000s to well over \$1 million depending on subdivision, age, and lot.

Relocation Tips

- Verify your exact school attendance zone before you fall in love with a house — boundaries can shift and vary block by block.
- Get the sub-association's HOA docs, not just the master association's — dues, pool access, and architectural rules differ block to block.
- Check flood zone address-by-address, not neighborhood-wide.
- If golf-course frontage matters to you, clarify course and club status — Suntree Country Club is private/member-owned; Baytree National is semi-private/public-access.
- Budget for an older-home inspection mentality even on 'updated' listings, given the community's 1970s–2000s construction span.
- Don't conflate Suntree with Viera when researching — they're adjacent and often marketed together, but Viera is a separate, newer community with its own distinct HOA/CDD structure.

Insider Recommendations

- The Produce Place of Suntree is the go-to independent produce stop locals use instead of a grocery chain.
- Jacqueline's Bakery and Cafe is worth the stop for the croissants alone — regulars rank them among the best on the Space Coast.
- Amici's, Chef's Table, and The Wine Cellar, all under the same ownership, let you match the night to the mood and the budget without leaving the same stretch of Wickham Road.
- Rotary Park at Suntree's sandy lagoon shoreline is a locals-only-feeling alternative to driving to the ocean for a quick fishing trip or picnic.
- The Brevard Zoo's Wetlands Walkway is an easy, often-overlooked outing for an afternoon that doesn't require a beach trip.
- The extensive internal bike-path and golf-cart-trail network means many residents genuinely commute to the country club or Wickham Road errands by golf cart rather than car.
- Longtime residents distinguish sharply between homes that are truly 'in Suntree' (inside the Master HOA/PUD) versus homes merely grouped into 'Suntree' by real estate portals for marketing convenience — worth clarifying with any listing agent.