



**\$899,000**

## **4227 PRESERVATION CIRCLE, MELBOURNE, FL, 32934**

<https://austingarnerrealestate.com>

SPARKLING, NEWER HOME situated nicely on .67 acres in the amazing Lake Washington area. HOA allows for the ADDITION OF A GARAGE, WORKSHOP, LARGE SHED or other approved structure in the back yard. Spacious, amazing property w/massive kitchen, living room & dining room. FOUR BEDROOMS & THREE FULL BATHROOMS w/walk in pantry & laundry room [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2532 sq ft



# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 3 baths  
**Lot size:** 0.67 sq ft  
**Subdivision Name:** Woodshire Preserve Phase 2  
**Lot Size Acres:** 0.67 acres

**Type:** Single Family Residence  
**Bedrooms:** 4 beds  
**Area:** 2532 sq ft  
**Year built:** 2017  
**Bathrooms Full:** 3  
**County:** Brevard

# Building Details

**Construction Materials:** Brick Veneer, Concrete  
**Sewer:** Septic Tank  
**Current Use:** Residential, Single Family  
**Roof:** Shingle

**Architectural Style:** Contemporary, Multi-Generational  
**Heating:** Central, Heat Pump, 1  
**Stories:** 1

# Amenities & Features



**Laundry Features:** Sink, In Unit

**Electric:** 220 Volts in Garage, 220 Volts in Workshop

**Utilities:** Cable Available, Electricity Available, Natural Gas Not Available

**Parking Features:** Garage, Garage Door Opener, RV Access/Parking

**WaterSource:** Public,

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

**Patio And Porch Features:** Screened

**Cooling:** Central Air, Wall/Window Unit(s)

**Pool Features:** Heated, In Ground, Screen Enclosure, Solar Heat, Salt Water, Waterfall

**Flooring:** Carpet, Tile

**Association Amenities:** Management - Full Time

**Garage Spaces:** 4, 1

**Appliances:** Dryer, Disposal, Double Oven, Dishwasher, Electric Cooktop, ENERGY STAR Qualified Dryer, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Washer

**Lot Features:** Sprinklers In Front, Sprinklers In Rear, Other

**Exterior Features:** Courtyard

## Fees & Taxes

**Tax Assessed Value:** \$5,331.60

**Association Fee Frequency:** Quarterly

## School Information

**HighSchool:** Eau Gallie

**Middle Or Junior School:** Johnson

**Elementary School:** Sabal

## Miscellaneous

**Listing Terms:** Cash, Conventional, VA Loan

**Special Listing Conditions:** Standard





# Courtesy of

**List Office Name:** Grand Star Realty of Brevard

