



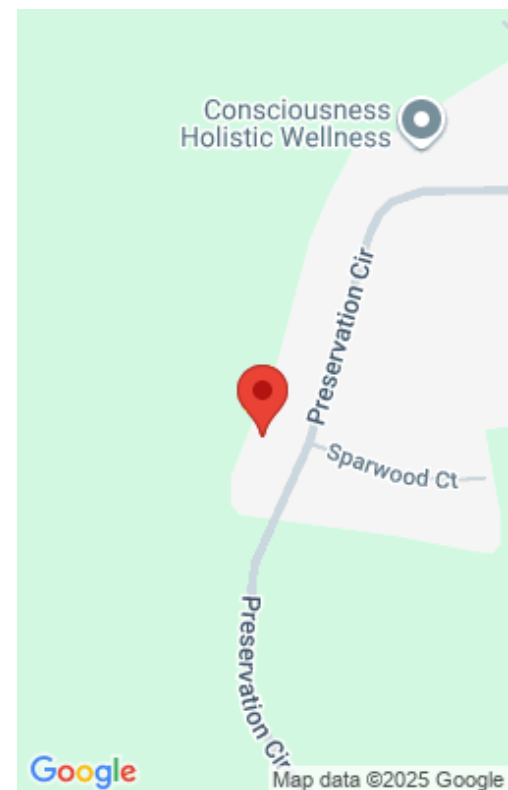
**\$1,398,000**

## **4407 PRESERVATION CIRCLE, MELBOURNE, FL, 32934**

<https://austingarnerrealestate.com>

Elevate your lifestyle in this breathtaking Woodshire Preserve estate, where rustic charm harmonizes with modern luxury, inspiring a life of beauty and wonder. With its expansive preserve lot, salt water pool and meticulously groomed grounds, this extraordinary property embodies the essence of refined living, inviting you to experience the ultimate in sophistication and elegance. The [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 3590 sq ft



# Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 0.76 sq ft

**Subdivision Name:** Woodshire Preserve Phase I

**Lot Size Acres:** 0.76 acres

**County:** Brevard

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 3590 sq ft

**Year built:** 2017

**Bathrooms Full:** 3

**Rooms Total:** 4

# Building Details

**Construction Materials:** Block, Concrete, Stucco

**Heating:** Central, Electric, 1

**Stories:** 2

**Levels:** Two

**Sewer:** Septic Tank

**Current Use:** Residential

**Roof:** Tile

# Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Lower Level, Sink, In Unit, Washer Hookup

**Flooring:** Carpet, Tile

**Association Amenities:** Maintenance Grounds, Management - Off Site

**Garage Spaces:** 3, 1

**Appliances:** Disposal, Double Oven, Dishwasher, Electric Water Heater, Ice Maker, Refrigerator, Water Softener Owned

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

**Exterior Features:** Fire Pit, Storm Shutters

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

**Utilities:** Cable Available, Electricity Connected

**Parking Features:** Attached, Garage Door Opener

**WaterSource:** Public, Well,

**Interior Features:** Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Walk-In Closet(s), Primary Bathroom - Tub with Shower, Split Bedrooms

**Patio And Porch Features:** Patio, Porch, Screened

**Cooling:** Central Air, Electric



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## Fees & Taxes

**Tax Assessed Value:** \$8,595.78                      **Association Fee Frequency:** Annually

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## School Information

**HighSchool:** Eau Gallie                                      **Middle Or Junior School:** Johnson  
**Elementary School:** Sabal

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## Miscellaneous

**Road Surface Type:** Asphalt                      **Listing Terms:** Cash, Conventional, FHA, VA Loan  
**Special Listing Conditions:** Standard   **Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** One Sotheby's International

