

# 4467 PRESERVATION CIRCLE, MELBOURNE, FL, 32934

https://austingarnerrealestate.com

Step into a world of luxury and innovation in this custom built 3,600 sq. ft. estate where elegance meets advanced technology, featuring 60 speakers for immersive whole-home audio. This 5-bedroom, 3 bath home merges style, comfort, and smart-home sophistication. The expansive theater, with a 200-inch screen and 17 3D speakers, easily converts into a mother-in-law [...]

- 5 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 3611 sq ft





## **Basics**

Category: Residential Type: Single Family Residence

Status: Active Bedrooms: 5 beds

Bathrooms: 3 baths Area: 3611 sq ft

Lot size: 0.85 sq ft Year built: 2017

**Subdivision Name:** Woodshire Preserve Phase I **Bathrooms Full:** 3

Lot Size Acres: 0.85 acres County: Brevard

# **Building Details**

**Building Area Total: 4595** sq ft **Construction Materials:** Block, Concrete, Stucco

**Architectural Style:** Ranch, Traditional **Sewer:** Septic Tank

**Heating:** Central, Electric, 1 **Current Use:** Residential, Single Family

Stories: 1 Roof: Tile

Levels: One

# **Amenities & Features**



Laundry Features: In Unit

Pool Features: Heated, In Ground, Screen

Enclosure, Salt Water

Flooring: Carpet, Tile

Utilities: Cable Available, Cable

Connected, Electricity Available, Electricity Connected, Water Available. Water

Connected

Parking Features: Additional Parking, Attached,

Garage, Garage Door Opener

WaterSource: Public.

**Garage Spaces:** 3, 1

Appliances: Disposal, Double Oven, Dishwasher, Electric Water Heater, Gas Oven, Gas Range, Ice Maker, Refrigerator,

Lot Features: Sprinklers In Front,

Water Softener Owned

Sprinklers In Rear

Interior Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Ceiling(s), Walk-In Closet(s), Primary Bathroom -

Smart Home, Smart Thermostat, Vaulted Tub with Separate Shower, Split Bedrooms, Breakfast Nook

**Spa Features:** Heated, In Ground

**Exterior Features:** Storm Shutters, Other

Patio And Porch Features: Covered, Rear

Porch, Screened

**Cooling:** Central Air, Electric

#### Fees & Taxes

Tax Assessed Value: \$14,109.50 **Association Fee Frequency:** Quarterly

### School Information

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

**Elementary School:** Sabal

# **Miscellaneous**



Road Surface Type: Asphalt Listing Terms: Cash, Conventional, FHA, VA Loan

**Special Listing Conditions:** Standard **Pets Allowed:** Cats OK, Dogs OK, No

# **Courtesy of**

List Office Name: Blue Marlin Real Estate

