



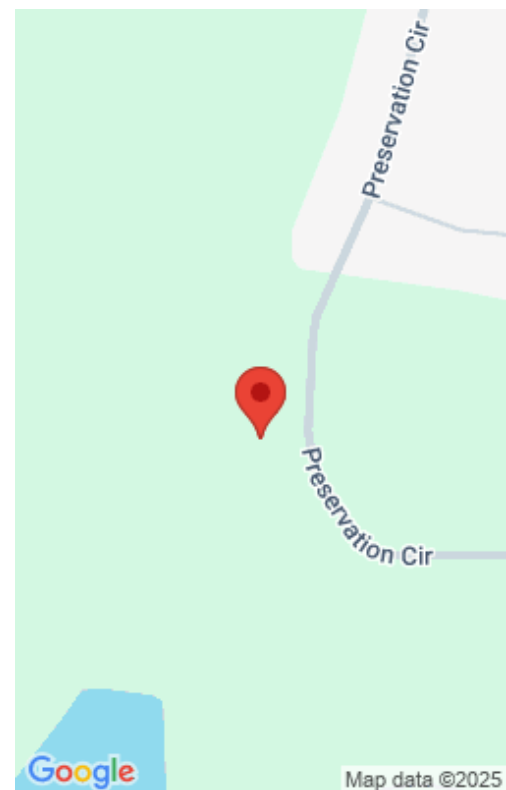
**\$1,280,000**

## **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  
**Status:** Active  
**Bathrooms:** 3 baths  
**Lot size:** 0.85 sq ft  
**Subdivision Name:** Woodshire Preserve Phase I  
**Lot Size Acres:** 0.85 acres

**Type:** Single Family Residence  
**Bedrooms:** 5 beds  
**Area:** 3611 sq ft  
**Year built:** 2017  
**Bathrooms Full:** 3  
**County:** Brevard



# Building Details

**Building Area Total:** 4595 sq ft  
**Architectural Style:** Ranch, Traditional  
**Heating:** Central, Electric, 1  
**Stories:** 1  
**Levels:** One

**Construction Materials:** Block, Concrete, Stucco  
**Sewer:** Septic Tank  
**Current Use:** Residential, Single Family  
**Roof:** Tile



# Amenities & Features



<b>Laundry Features:</b> In Unit	<b>Pool Features:</b> Heated, In Ground, Screen Enclosure, Salt Water
<b>Flooring:</b> Carpet, Tile	<b>Utilities:</b> Cable Available, Cable Connected, Electricity Available, Electricity Connected, Water Available, Water Connected
<b>Parking Features:</b> Additional Parking, Attached, Garage, Garage Door Opener	<b>Garage Spaces:</b> 3, 1
<b>WaterSource:</b> Public,	<b>Appliances:</b> Disposal, Double Oven, Dishwasher, Electric Water Heater, Gas Oven, Gas Range, Ice Maker, Refrigerator, Water Softener Owned
<b>Interior Features:</b> Breakfast Bar, Built-in Features, Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Smart Home, Smart Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Primary Bathroom - Tub with Separate Shower, Split Bedrooms, Breakfast Nook	<b>Lot Features:</b> Sprinklers In Front, Sprinklers In Rear
<b>Spa Features:</b> Heated, In Ground	<b>Patio And Porch Features:</b> Covered, Rear Porch, Screened
<b>Exterior Features:</b> Storm Shutters, Other	<b>Cooling:</b> Central Air, Electric

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## Fees & Taxes

<b>Tax Assessed Value:</b> \$14,109.50	<b>Association Fee Frequency:</b> Quarterly
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## School Information

<b>HighSchool:</b> Eau Gallie	<b>Middle Or Junior School:</b> Johnson
<b>Elementary School:</b> Sabal	

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## Miscellaneous



**Road Surface Type:** Asphalt

**Special Listing Conditions:** Standard

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

**Pets Allowed:** Cats OK, Dogs OK, No

# Courtesy of

**List Office Name:** Blue Marlin Real Estate

