



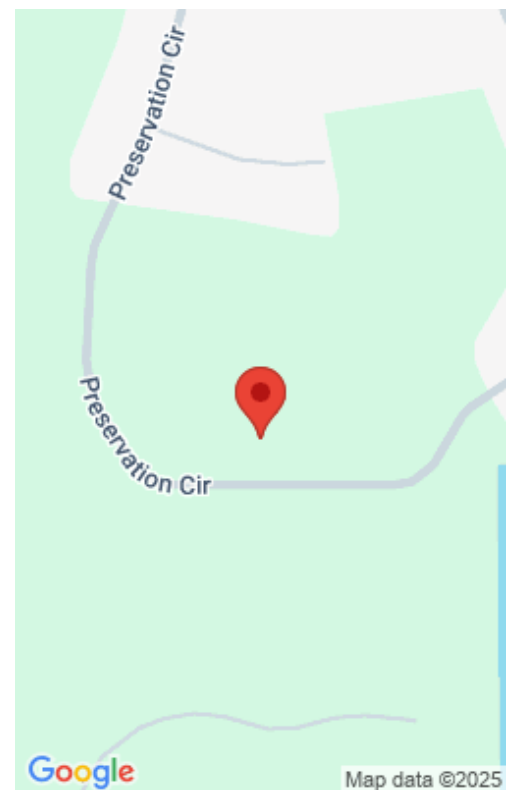
\$1,250,000

4554 PRESERVATION CIRCLE, MELBOURNE, FL, 32934

<https://austingarnerrealestate.com>

Experience refined estate living in this one-of-a-kind custom home in the gated Reserves of Lake Washington. Set on $\frac{3}{4}$ of an acre with a stunning lake view, this 6-bedroom, 6-bath masterpiece offers over 4,000 sq ft of luxury living. Entertain in style with a resort-inspired pool, outdoor kitchen, and a state-of-the-art home theater secluded upstairs [...]

- 6 beds
- 6 baths
- Single Family Residence
- Residential
- Active
- 4066 sq ft



Basics

Category: Residential
Status: Active
Bathrooms: 6 baths
Lot size: 0.75 sq ft
Subdivision Name: Reserve at Lake Washington
Lot Size Acres: 0.75 acres

Type: Single Family Residence
Bedrooms: 6 beds
Area: 4066 sq ft
Year built: 2016
Bathrooms Full: 4
County: Brevard

Building Details

Building Area Total: 5504 sq ft
Sewer: Septic Tank
Current Use: Single Family
Roof: Tile

Construction Materials: Block, Stucco
Heating: Central, 1
Stories: 2
Levels: Two

Amenities & Features



Laundry Features: Electric Dryer Hookup, Gas Dryer Hookup, Sink, Washer Hookup	Pool Features: Screen Enclosure, Waterfall
Electric: 220 Volts in Workshop, Whole House Generator	Flooring: Carpet, Tile
Utilities: Electricity Connected, Propane, Water Connected	Association Amenities: Gated
Fencing: Other, Fenced	Parking Features: Attached, Detached, Garage
Garage Spaces: 4, 1	WaterSource: Public,
Appliances: Dryer, Double Oven, Dishwasher, Electric Water Heater, Gas Range, Instant Hot Water, Microwave, Refrigerator, Washer	Interior Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, His and Hers Closets, Kitchen Island, Pantry, Primary Downstairs, Walk-In Closet(s), Primary Bathroom - Shower No Tub, Breakfast Nook
Lot Features: Cleared	Spa Features: In Ground
Patio And Porch Features: Screened	Exterior Features: Fire Pit, Outdoor Kitchen, Outdoor Shower, Storm Shutters, Impact Windows
Cooling: Central Air	

Fees & Taxes

Tax Assessed Value: \$12,770.50	Association Fee Frequency: Annually
Association Fee Includes: Maintenance Grounds	

School Information

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

Miscellaneous

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





Courtesy of

List Office Name: Real Broker LLC

