



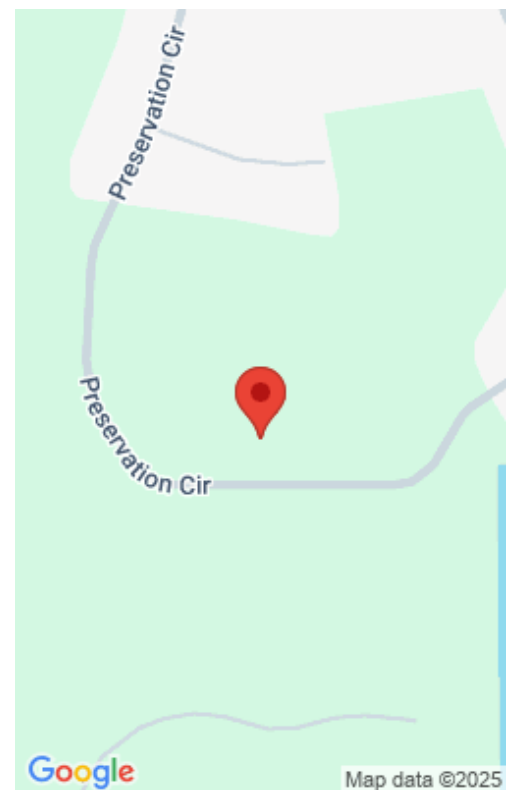
**\$1,250,000**

## **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



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# Basics

<b>Category:</b> Residential	<b>Type:</b> Single Family Residence
<b>Status:</b> Active	<b>Bedrooms:</b> 6 beds
<b>Bathrooms:</b> 6 baths	<b>Area:</b> 4066 sq ft
<b>Lot size:</b> 0.75 sq ft	<b>Year built:</b> 2016
<b>Subdivision Name:</b> Reserve at Lake Washington	<b>Bathrooms Full:</b> 4
<b>Lot Size Acres:</b> 0.75 acres	<b>County:</b> Brevard

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# Building Details

<b>Building Area Total:</b> 5504 sq ft	<b>Construction Materials:</b> Block, Stucco
<b>Sewer:</b> Septic Tank	<b>Heating:</b> Central, 1
<b>Current Use:</b> Single Family	<b>Stories:</b> 2
<b>Roof:</b> Tile	<b>Levels:</b> Two

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# Amenities & Features



- Laundry Features:** Electric Dryer Hookup, Gas Dryer Hookup, Sink, Washer Hookup

**Electric:** 220 Volts in Workshop, Whole House Generator

**Utilities:** Electricity Connected, Propane, Water Connected

**Fencing:** Other, Fenced

**Garage Spaces:** 4, 1

**Appliances:** Dryer, Double Oven, Dishwasher, Electric Water Heater, Gas Range, Instant Hot Water, Microwave, Refrigerator, Washer

**Lot Features:** Cleared

**Patio And Porch Features:** Screened

**Cooling:** Central Air
- Pool Features:** Screen Enclosure, Waterfall

**Flooring:** Carpet, Tile

**Association Amenities:** Gated

**Parking Features:** Attached, Detached, Garage

**WaterSource:** Public,

**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

**Spa Features:** In Ground

**Exterior Features:** Fire Pit, Outdoor Kitchen, Outdoor Shower, Storm Shutters, Impact Windows

## 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

