

# \$1,300,000 - 4567 Preservation Circle, Melbourne

MLS® #1023053

**\$1,300,000**

6 Bedroom, 4.00 Bathroom, 3,917 sqft

Residential on 1.00 Acres

Woodshire Preserve Phase 2, Melbourne, FL

Welcome to this stunning 1-acre estate nestled in the highly desirable Woodshire Preserve of Lake Washington! This magnificent 6-bedroom home features 4 bathrooms, a 3-car garage, a generous lanai, and a screened-in heated pool. Upon entering the foyer, you'll be captivated by the expansive great room, which boasts impressive coffered ceilings and picturesque views of the pool. The gourmet kitchen is a chef's dream, complete with a large island, a walk-in pantry, granite countertops, and top-of-the-line stainless steel appliances. The separate guest/mother-in-law suite offers privacy with its own entrance, closet, bathroom, and garage. Thoughtfully designed, the home features a three-way bedroom split for maximum privacy, while the luxurious primary suite is the ultimate retreat with a dual walk-through shower, a modern soaking tub, separate his-and-hers vanities, water closets, and an enormous walk-in closet. For added convenience, a pool cabana bath and a jacuzzi on the patio make

Built in 2016

## Essential Information

MLS® #	1023053
Price	\$1,300,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4



Square Footage	3,917
Acres	1.00
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	A-Frame, Contemporary
Status	Active

### **Community Information**

Address	4567 Preservation Circle
Area	321 - Lake Washington/S of Post
Subdivision	Woodshire Preserve Phase 2
City	Melbourne
County	Brevard
State	FL
Zip Code	32934

### **Amenities**

Amenities	Gated, Other
Utilities	Cable Connected, Electricity Connected, Water Connected
Parking	Attached, Covered, Garage, Garage Door Opener
# of Garages	3
View	Trees/Woods, Other, Protected Preserve
Has Pool	Yes
Pool	Electric Heat, Heated, In Ground, Screen Enclosure

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Eat-in Kitchen, In-Law Floorplan, Kitchen Island, Primary Bathroom -Tub with Separate Shower, Primary Downstairs, Smart Thermostat, Split Bedrooms, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Microwave, Refrigerator, Other
Heating	Central, Electric
Cooling	Central Air
# of Stories	1
Stories	One

### **Exterior**

Exterior	Block, Concrete, Stucco
Exterior Features	Other, Storm Shutters

Lot Description	Cleared, Other
Roof	Tile
Construction	Block, Concrete, Stucco

### **School Information**

Elementary	Sabal
Middle	Johnson
High	Eau Gallie

### **Additional Information**

HOA Fees	236
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Realty World Curri Properties
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