

# \$549,000 - 801 Florencia Circle, Titusville

MLS® #1025455

**\$549,000**

4 Bedroom, 3.00 Bathroom, 3,070 sqft

Residential on 0.29 Acres

Hunters Green, Titusville, FL

Motivated Sellers. Prepare to fall in love with this stunning 3,070 sq. ft. split plan home, featuring 4 bedrooms, 2.5 bathrooms, and oversized 2-car garage, all set in the middle circle of a prestigious established golf course community with easy access to the links, even a large outbuilding to store your golf items. This beautiful home was recently appraised and has a clear 4-point inspection report. From the moment you drive up on the brick paver driveway to the extra-large lot, you'll see the quality from the tile roof installed 3 years ago with a transferable warranty to the gas Generac generator. Open the door to this well-maintained home with abundant natural light, crown molding around the 10-foot ceilings, and an open, functional, and accessible floor plan. Brand NEW Luxury WP Natural wood grain flooring seamlessly connects the living room, kitchen, breakfast nook, family room and formal dining room. This gorgeous flooring continues into a lovely sitting area complete with a brick gas fireplace and built-in bookshelves, creating an inviting atmosphere of warmth and comfort. Sliding doors provide access to a large (14'x33') enclosed bonus room for year-round entertainment, card parties, family gatherings, workout space, or just relaxing under the skylights. The open and ample kitchen boasts generous cabinetry, a breakfast bar, and expansive granite countertops. Come in through the garage to the laundry room



complete with a utility conveniently located adjacent to the living area and the garage. The large primary bedroom features two closets, a private water closet, double sinks, a jetted tub, and a separate shower area. Carpeted bedrooms and shutters add to the welcoming cozy feel and make it family and friend-ready.

Built in 1992

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 1025455                 |
| Price          | \$549,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 3,070                   |
| Acres          | 0.29                    |
| Year Built     | 1992                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Active                  |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 801 Florencia Circle           |
| Area        | 103 - Titusville Garden - SR50 |
| Subdivision | Hunters Green                  |
| City        | Titusville                     |
| County      | Brevard                        |
| State       | FL                             |
| Zip Code    | 32780                          |

**Amenities**

|              |                            |
|--------------|----------------------------|
| Utilities    | Natural Gas Available      |
| Parking      | Garage, Garage Door Opener |
| # of Garages | 2                          |

|      |      |
|------|------|
| View | Pond |
|------|------|

## Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Entrance Foyer, His and Hers Closets, Primary Bathroom -Tub with Separate Shower, Split Bedrooms, Walk-In Closet(s) |
| Appliances        | Dishwasher, Disposal, Electric Range, Microwave, Refrigerator                                                                                      |
| Heating           | Natural Gas                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                |
| # of Stories      | 1                                                                                                                                                  |
| Stories           | One                                                                                                                                                |

## Exterior

|                 |               |
|-----------------|---------------|
| Exterior        | Frame, Stucco |
| Lot Description | Other         |
| Roof            | Tile          |
| Construction    | Frame, Stucco |

## School Information

|            |            |
|------------|------------|
| Elementary | Coquina    |
| Middle     | Jackson    |
| High       | Titusville |

## Additional Information

|                |          |
|----------------|----------|
| HOA Fees       | 800      |
| HOA Fees Freq. | Annually |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Coldwell Banker Paradise |
|----------------|--------------------------|

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