

\$1,299,900 - 4437 Preservation Circle, Melbourne

MLS® #1057708

\$1,299,900

4 Bedroom, 4.00 Bathroom, 3,767 sqft

Residential on 0.67 Acres

Woodshire Preserve Phase 2, Melbourne, FL

Custom-built home located in the Prestigious, Highly Sought-After gated community of The Reserve at Lake Washington. This community is known for its peaceful ambiance & luxurious living. This exquisite home offers unrivaled luxury & privacy, with a preserve backing & siding the property & unobstructed lake views from the front. Upon entering, soaring 12ft. ceilings set the tone for an expansive open layout, designed to provide ample room for large gatherings, both indoors & out. The Gourmet kitchen boasts an elegant 66x122 Cambria Quartz island & abundant custom cabinetry, seamlessly opening to the great room w/serene outdoor views. Four bedrooms & four bathrooms, this home provides generous accommodations for family & guests alike. The expansive primary suite includes two large walk-in closets & a spa-like bathroom designed to transport you to tranquility. Upstairs, there is a large media room w/a bedroom & bath & a private balcony PLEASE READ ADDITIONAL REMARKS FOR MORE INFORMATION!! Upstairs Private Balcony is perfectly situated to capture stunning sunsets over Lake Washington. Additional highlights include elegant continuous plank-size Alette Grand Manor Luxury vinyl flooring throughout the first floor. The house has Ethernet run throughout to all bedrooms and TV locations. There is also app control of the pool/spa switch, heater, pool timers, and pool lights (with various modes), as well as app control of the exterior lighting,



garage doors, and whole-home audio system.
This residence fully embodies expectations of
comfort and quality.

Built in 2018

Essential Information

MLS® #	1057708
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,767
Acres	0.67
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	4437 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	Management - Off Site, Other
Utilities	Cable Connected, Electricity Available, Water Connected
Parking	Attached, Garage, Garage Door Opener
# of Garages	3
View	Protected Preserve
Has Pool	Yes
Pool	Heated, In Ground, Salt Water, Screen Enclosure

Interior

Interior Features	Breakfast Bar, Breakfast Nook, Built-in Features, Ceiling Fan(s), Eat-in
-------------------	--

Kitchen, His and Hers Closets, Kitchen Island, Open Floorplan, Pantry, Primary Bathroom -Tub with Separate Shower, Primary Downstairs, Split Bedrooms, Vaulted Ceiling(s), Walk-In Closet(s), Other

Appliances Dishwasher, Disposal, Electric Cooktop, Electric Oven, Ice Maker, Microwave, Refrigerator, Wine Cooler

Heating Central, Electric

Cooling Central Air, Electric

of Stories 2

Stories Two

Exterior

Exterior Concrete, Stucco

Exterior Features Balcony, Storm Shutters

Lot Description Sprinklers In Front, Sprinklers In Rear

Roof Tile

Construction Concrete, Stucco

School Information

Elementary Sabal

Middle Johnson

High Eau Gallie

Additional Information

HOA Fees 257

HOA Fees Freq. Quarterly

Listing Details

Listing Office BHHS Florida Realty

The information being provided by the Space Coast Association of REALTORS® is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.