

# TITUSVILLE REAL ESTATE

**LOCATION:** 1585 S. Carpenter Rd., Titusville, FL 32796  
Brevard County

**DESCRIPTION:** 4-1/4 acre Lakefront 4 Story Mansion with 7 bedrooms  
& 4-1/2 baths

**PARCEL ID #:** 22-35-07-010-00007.0-0000.00

**TAXES: (2015)** \$7,703.82\*

**UTILITIES:** Public Utilities, Irrigation from a pump on the lake

**PRICE:** \$850,000.00

**\*\*BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY ON THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.**

All information contained in this package was obtained from sources believed to be correct but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records. All announcements from the auction block take precedence over any printed or advertised material. All properties subject to prior sale. Higgenbotham Auctioneers reserves the right to (a) utilize reasonable means to determine that a person is eligible to bid and will follow the rules of this auction, and (b) deny bidding privileges to any person, to refuse acceptance of any bid presented at the auction, or to revoke any bid received at the auction, all is the sole discretion of Higgenbotham Auctioneers and without specifying a reason.

## **PROPERTY DETAILS**

- 7 bedroom, 4-1/2 bath home located on 4.25± hillside acres on Lake Silver
- Constructed in 1971 of concrete block & brick & beautifully renovated over the past few years
- 4 completely finished stories with exquisite attention to detail and design
- Voice activated security system
- 8,771±sf of living area, drive-thru portico, screen enclosed pool with jacuzzi, 4 wood-burning fireplaces, multiple chandeliers, lots of crown molding, chair rail & faux painting, multiple balconies, formal entry, 2 kitchens, driveway that circles the entire house, boat launch and storage area!
- Walk-out basement with full kitchen, dining room, bar, exercise room, craft room, bedroom, living room & bathroom and wood burning fireplace
  - Exquisitely painted Venice scene on one entire wall using raised plaster
  - Dimensional stenciling on living room wall
  - Open porch & patio overlooking the lake
  - Travertine tile flooring
- Gorgeous formal entry with a grand chandelier with custom decorated ceiling medallion, elegant staircase & balconies and view thru to the lake
- 20'x13' Dining Room with hardwood floors, custom walls, chair rail and crown molding, chandelier and spotlights

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- Formal Living Room with chandelier & custom decorated ceiling medallion, wood floors, dimensional stenciled walls, custom painted wall & crown molding
- Sitting Room with fireplace
- Breakfast nook with recessed ceiling and gorgeous views of the lake
  - Walk out balcony
  - Door leading to garage
- Open kitchen with granite countertops, wood cabinets, custom window decorations, stainless steel appliances, island & huge pantry, 2 sinks with reverse osmosis filtration system
- Family room is 26' x 30' with wood burning fireplace and opens to the screened heated pool & spa with patio and "secret garden"
- The 3rd floor master suite has a bedroom that is 24' x 15', a luxurious bath with jacuzzi tub, walk-in shower his & hers sinks & 2 walk-out balconies, cozy library with sitting area and wood burning fireplace and lots of storage in the walk-thru closet
- The 3 additional 3rd floor bedrooms and sewing/bonus room are spacious and have plenty of storage closets
- 4th floor is 13'x20' and has 4 windows, closet with a/c , 4 windows & 2 computer connections
- This property has been well maintained. The septic was cleaned in the spring of 2014, 2 out of 3 water heaters are less than 3 yrs old, irrigation pump is only 7 yrs old (5hp above ground), 3 a/c air handlers are less than 4 yrs old, 2 recently replaced heat pumps out of 5 total, 30 yr warranty on the roof that was replaced 9-1/2 yrs ago.

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