

Status: Active
Current Price: \$4,750,000

MLS #: 2240593
List Date: 03/02/2024

Residential
Single Family Residence
Listing Office: 602

Community: Marco Island Unit: 2 Bedrooms Total: 4 A/C SqFt: 3,909 Furnished: Negotiable Garage Spaces: 3 View: Canal; Intersecting Canals; Long Water; Wide Water Pool Private Y/N: Yes Spa Y/N: Yes	Subarea Type: Water Direct Block: 66 Bathrooms Full: 5 Total Area-SqFt: 5,559 Stories: 2 Rear Exposure: Southeast Carport Spaces: 0 Boat Dock: Yes Architectural Style: Coastal; Contemporary Roof: Tile Water Front Footage: 80 Road Frontage Length: 80 Lot Size Dimensions: 80x110x80x110	Parcel Number: 56803200006 Lot: 11 Bathrooms Half: 0 Meas. for A/C: Architectural Plans # Office Den: 1 Year Built: 2023 Island Location: River Flood Plain: Yes Boat Lift: Yes
---	---	--



1857 WOODBINE COURT, Marco Island, FL 34145

Financial Information

CDD/CID: No HOA Y/N: No Tax Annual Amount: \$8,234 Special Assessment: No Approval: None Listing Terms: Buyer Obtain Mortgage; Cash Activity Membership: None Available	DOM: 0 Activity Membership: No Lease - Times Per Year: 365 Tax Year: 2023	CDOM: 361 Min Food & Beverage Charge Y/N: No Tax: City; County
--	--	---

- **Verify future taxes with Collier County Property Appraiser and Tax Collector.**
- **Non Ad Valorem Amount Included in Tax If Applicable.**
- **Tax data on Total Square Footage and A/C Square Footage is an estimate and cannot be guaranteed.**

Remarks: Brand New Build with Captivating Water Views Awaits! Step into an upscale coastal contemporary lifestyle with this stunning 2-story home boasting 4 Beds, 5 Baths and 5559SF TTL. Expansive water vistas take in converging waterways throughout the residence. The open-plan living area welcomes you with soaring ceilings adorned with 12-foot tongue and groove wood lining, accented by an abundance of sliders that invite natural light. Refined elegance with sophisticated fixtures, designer lighting and luxurious finishes along with exceptional architectural details define modern sophistication. With meticulous attention to detail, this home boasts wide wood plank flooring, Quartz and stone counters, bespoke tile work, and designer wall finishes. The gourmet kitchen with pristine white oak drawers and cabinets, an expansive gas cooktop/range, and a spacious island includes a breakfast bar and wine fridge. A stylish walk-in butler's pantry, features a wet bar with refrigerator which adds an extra layer of convenience for entertaining. The ultimate outdoor oasis is complete with a covered summer kitchen and dining area boasting a built-in grill, ice machine, and fridge, accompanied by a cozy gas fireplace in the living area for al fresco lounging and dining under the stars. Electric drop-down screens and hurricane shutters, along with impact glass throughout, ensure both comfort and security. Retreat to the sumptuous ground floor primary suite, where panoramic water views await and Indulge in luxury with dual custom-built walk-in closets and a spa-like marble-lined bath featuring a large free-standing tub, zero-entry shower with bench, dual sinks and designer lighting. Upstairs, three generously proportioned ensuite bedrooms await, each offering its own unique charm and character. Gather in the shared living space with wet bar, or step out onto the open terraces to revel in the scenic waterfront. Outside, the southeast-facing open water rear views flood the home with natural light, while the Travertine pool decking leads the way to the zero-edge shallow beach pool and spa with pool bath. The fenced yard, complete with a lush lawn, extends to the dock with lift and newer (2020) seawall, perfect for water direct (no bridges), boating to the Gulf. Additional features include two separately zoned A/C systems, comprehensive home security features for added peace of mind and a 3 car garage. Paradise awaits in this contemporary coastal NEW BUILD masterpiece, offering a new chapter in luxurious Florida living.

[Click to View Virtual Tour](#)

Property Information

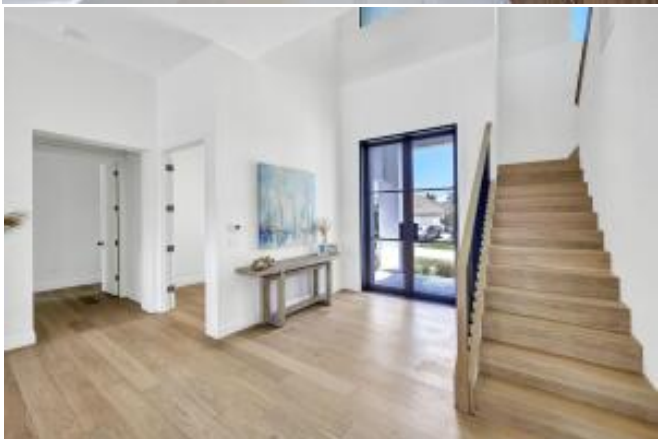
Association Amenities: None Cooling: 2 or More Systems; Ceiling Fan(s); Central Air; Zoned Construction Materials: Concrete; Concrete Block Structure; Stucco Dining Area: Breakfast Bar; Separate Dining Room Dock Accommodates: 20-30 Ft Dock: Deeded Appliances: Dishwasher; Disposal; Dryer; Freezer; Ice Maker Stand Alone; Microwave; Range; Refrigerator With Ice Maker; Washer; Wine Cooler	Exterior Features: Balcony; Built-in Barbecue; Fenced; Outdoor Kitchen; Outdoor Shower Floor: Marble; Natural Stone; Tile; Wood Parking Features: Attached; Garage; Garage Door Opener Heating: 2 or More Systems; Central Heating; Electric Interior Features: Central Vacuum; Custom Cabinets; Custom Closets; Custom Mirror; Electric Fireplace; Entrance Foyer; French Doors; Laundry Tub; Pantry; Tray Ceiling(s); Volume Ceiling(s); Walk-In Closet(s); Wet Bar Lot Features: City Lot; Mid Street Location Levels: Two Primary Bedroom/Bath Description: Double Vanity; Enclosed Toilet; Primary Downstairs; Separate Tub & Shower	Property Condition: New Construction; Private Pool: Electric Heat; In-Ground; Pool Bath; Screen Enclosure Patio and Porch Features: Lanai; Retractable Security Features: Smoke Detector(s); Other; See Remarks Sewer: Sewer Assessment(s): Paid; Sewer Central Waterfront Features: Access Gulf; Canal Front; Sea Wall; Age Sea Wall: 2020 Window and Door Features: Impact Doors; Insulated Windows; Sliding Water Source: Public
--	--	--

Room Name	Level	Dimensions	Remarks
Primary Bedroom	Main	17 x 15	Ensuite, Dual Walk-in Closets
Bedroom 2	Upper	14 x 15.5	En-Suite, Walk-in Closet, Screened Terrace
Living Room	Main	21.2 x 24.4	Wet Bar (1)
Dining Room	Main	9 x 13	
Kitchen	Main	16 x 17	
Den		12 x 9	Off of Primary Bedroom

Bedroom 3	Upper 14 x 15	En-Suite, Walk-in Closet, Screened Terrace	Garage	Main 30.2 x 21.8	With entry to Mudroom Mudroom and Laundry Wet Bar (2)
Bedroom 4	Upper 13.4 x 16.4	Ensuite, Front Terrace	Utility Room	Main 11 x 8	
Screen Porch/Lanai	Main 24 x 12	Summer Kitchen, Fireplace, Electric Screens	Loft	Upper 23 x 19	















Prepared For You By:
Patrick Wilkins
RE/MAX Affinity Plus
239-290-8593

The Source of this real property information is the copyrighted/proprietary database compilation of Marco Multi/List, Inc. All rights reserved. © Copyright 2024 Marco Multi/List, Inc. The accuracy of this information is not warranted or guaranteed. The information should be independently verified if any person intends to engage in a transaction in reliance upon it.

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.