

Status: Active **MLS #: 2230566** **Residential**
Current Price: \$5,200,000 **List Date: 03/07/2023** **Single Family Residence**
Listing Office: 602

Community: Marco Island
Unit: 2
Bedrooms Total: 4
A/C SqFt: 3,909
Furnished: Unfurnished
Garage Spaces: 3
Guest House Y/N: No
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
Land Value Y/N: No
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
Vehicle Restriction Y/N: No
Boat Lift: Yes
Acres: 0.2



1857 WOODBINE , Marco Island, FL 34145

Financial Information
CDD/CID: No **DOM:** 29 **CDOM:** 29
HOA Y/N: No **Activity Membership:** No **Min Food & Beverage Charge Y/N:** No
Tax Annual Amount: \$6,915 **Tax Year:** 2022 **Tax:** City; County
Special Assessment: No
Approval: None
Listing Terms: Buyer Obtain Mortgage; Cash
Activity Membership: None Available

- **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 Now Available! WATER VIEWS VIEWS VIEWS! Spectacular upscale coastal contemporary, water direct, 2-story home of 4 Beds | 5 Baths | 5066SF TTL with long and wide water views is purely a breath of fresh air. Enjoy the volume of the space in the open plan living with walls of sliders and a 12-foot tongue and groove wood lined ceiling in the living/dining area is complimented by sophisticated fixtures, finishes and architectural details that offer an elegant modern ambiance to the home. The thoughtful and chic design includes wide wood plank flooring, Quartz and stone counters, custom tile work, exquisite lighting and designer wall finishes. For ultimate entertaining, the kitchen offers beautifully appointed white oak soft close drawers and cabinets, an enormous gas cooktop/range, island with breakfast bar and wine fridge. A chic walk-in butler's pantry features a wet bar with refrigerator. The covered outdoor summer kitchen with built-in grill, ice machine and fridge, features a gas fireplace. There are electric drop down screens and hurricane shutters, as well as, impact glass through out for ultimate comfort and security. The sumptuous ground floor primary suite features enormous water views and includes 2 custom built walk-in closets and a roomy marble lined bath with large free-standing tub, zero entry shower with bench and dual sinks. 3 generous upper ensuite bedrooms share a common living space with wet bar while all beds open to open terraces. The upper baths feature designer tile, wall treatments and high end fixtures, each with its' own personality. The southeastern open water rear views bring gorgeous light while Travertine pool decking leads to the zero-edge shallow beach pool with spa. The fenced yard features a lawn before the dock with lift and newer (2020) seawall. There are 2 separately zoned A/C systems and home security features. This home is a beauty! Paradise is found in this modern, ALL NEW Florida lifestyle home.
[Click to View Virtual Tour](#)

<p>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</p>	<p>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: 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 Lawn Sprinkler: City Primary Bedroom/Bath Description: Double Vanity; Enclosed Toilet; Primary Downstairs; Separate Tub & Shower Other Equipment: Propane Tank</p>	<p>Property Condition: New Construction; Private Pool: Electric Heat; In-Ground; Screen Enclosure Security Features: 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</p>
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Room Name	Level	Dimensions	Remarks	Room Name	Level	Dimensions	Remarks
Primary Bedroom	Main	17 x 15	Ensuite, Dual Walk-in Closets	Living Room	Main	21.2 x 24.4	Wet Bar (1)
Bedroom 2	Upper	14 x 15.5	En-Suite, Walk-in Closet, Screened Terrace	Dining Room	Main	9 x 13	
Bedroom 3	Upper	14 x 15	En-Suite, Walk-in Closet, Screened Terrace	Kitchen	Main	16 x 17	
Bedroom 4	Upper	13.4 x 16.4	Ensuite, Front Terrace	Den		12 x 9	Off of Primary Bedroom
Screen	Main	24 x 12	Summer Kitchen, Fireplace, Electric Screens	Garage	Main	30.2 x 21.8	With entry to Mudroom
Porch/Lanai				Utility Room	Main	11 x 8	Mudroom and Laundry
				Loft	Upper	23 x 19	Wet Bar (2)



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