

## Property Client Multi-Row



**Single Family Residence**  
**1070956 Active ER**



**4171 Saddle Club Drive**  
**New Smyrna Beach, Florida 32168**  
Area: **NSB West of 95**

Bedrooms: **4**  
Baths F/H: **2/1**  
Complex Name:  
Year Built: **2002**  
Master Assoc: **Mandatory**  
Acreage:  
SqFt Htd/Air: **2,655**  
55+ Community: **No**  
No Drive Beach:  
Pool: **Private**  
Pets:

List Price: **\$1,375,000**

DOM: **4**

Subdivision: **Saddle Club**  
Garage:

Minimum Rental:  
Master Fee: **500.00 Annually**  
Lot Size: **Irregular**  
Total SqFt: **3,595**  
Factory Built:  
As Is Condition: **Yes**  
Furnished: **No**

Public Remarks: **PRIVATE ESTATE ON 33.6 SECLUDED ACRES WITH 2 PONDS! EQUESTRIAN ENTHUSIASTS, BRING YOUR HORSES! There is also plenty of space for your BOAT & your RV! Located in the GATED Saddle Club Estates, you will feel like you are in the country away from everyt**

Directions: **From I-95 Take 44 West to 415 (Tomoka Farms Rd) Turn Left. Home will be approx. 1.5 Miles on the Right.**

Preparing Office: **(11220) DR Properties of Volusia County LLC**

Preparing Agent: **Susan Logan**

List Date: **08/17/2022**

Office Phone: **386-334-2264**

Agent Phone: **386-428-5550**



**Single Family Residence**  
**1070953 Active ER**



**4546 Treebrook Road**  
**New Smyrna Beach, Florida 32168**  
Area: **NSB West of 95**

Bedrooms: **3**  
Baths F/H: **3/**  
Complex Name:  
Year Built: **1995**  
Master Assoc: **None**  
Acreage: **10.00**  
SqFt Htd/Air: **2,814**  
55+ Community: **No**  
No Drive Beach:  
Pool: **Private**  
Pets:

List Price: **\$750,000**

DOM: **136**

Subdivision: **Howe**  
Garage:

Minimum Rental:  
Master Fee:  
Lot Size:  
Total SqFt: **3,301**  
Factory Built:  
As Is Condition: **Yes**  
Furnished: **No**

Public Remarks: **The CASTLE of New Smyrna. This stunning two-story, 3 bedroom, 3 bath house sits on 10 ACRES of your very own land! The detailed CASTLE stonework is the first thing you'll notice when coming up to this house, along with the front SCREENED-IN PATIO. He**

Directions: **Follow S Prevatt Ave and FL-44 E to Ranchette Rd, Continue on Ranchette Rd to your destination (about 9-10 minutes on Ranchette Rd). Your destination will be on your right at 4546 Treebrook Rd.**

Preparing Office: **(11220) DR Properties of Volusia County LLC**

Preparing Agent: **Susan Logan**

List Date: **04/07/2022**

Office Phone: **386-334-2264**

Agent Phone: **386-428-5550**



**Single Family Residence**  
**1070916 Active ER**



**459 N Samsula Drive N**  
**New Smyrna Beach, Florida 32168**  
Area: **NSB West of 95**

Bedrooms: **2**  
Baths F/H: **1/**  
Complex Name:  
Year Built: **1960**  
Master Assoc: **None**  
Acreage: **5.00**  
SqFt Htd/Air: **872**  
55+ Community: **No**  
No Drive Beach:  
Pool: **None**  
Pets:

List Price: **\$499,900**

DOM: **1**

Subdivision: **Not In Subdivision**  
Garage: **Guest, Open Parking, R/V Boat Space**

Minimum Rental:  
Master Fee:  
Lot Size: **330x660**  
Total SqFt: **1,032**  
Factory Built:  
As Is Condition: **Yes**  
Furnished: **No**

Public Remarks: **FIRST SHOWING OF THIS CHARMING COUNTRY COTTAGE IN SAMSULA ON 5 ACRES WILL BE ON SUNDAY AUGUST 21ST FROM 12 NOON TO 3 O'CLOCK. Ever dream of living in the country but only 12 miles to the beach and Flagler Avenue!? This 2-bedroom 1 bathroom cottage ha**

Directions: **44 WEST TO SAMSULA DRIVE, LOOK FOR SORRY CHARLIES RESTAURANT AND BAR ON RIGHT AND TURN RIGHT THERE AT SAMSULA DRIVE. GO ABOUT 2 MILES HOUSE IS ON RIGHT HAND SIDE OF ROAD. HOUSE IS GATED. LOOK FOR THE FOR SALE SIGN. COMING WEST ON PIONEER TRAIL, GO TO SAMSULA DRIVE GO LEFT AND LOOK FOR 459 SAMSULA DRIVE, SIGN WILL BE POSTED IN YARD.**

Preparing Office: **(11220) DR Properties of Volusia County LLC**

Preparing Agent: **Susan Logan**

List Date: **08/20/2022**

Office Phone: **386-334-2264**

Agent Phone: **386-428-5550**