

# **\$785,000 - 544 Bottlebrush Court, NEW SMYRNA BEACH**

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MLS® #NS1085162

**\$785,000**

3 Bedroom, 3.00 Bathroom, 2,731 sqft  
Residential on 0.37 Acres

SUGAR MILL COUNTRY CLUB & ESTATES  
UNIT 04, NEW SMYRNA BEACH, FL

This fully remodeled home in Sugar Mill Country Club offers all the comforts imaginable, abundant space, and sweeping golf course views, all beautifully situated near the tee box of Hole #6 on the Red Course. Renovated from top to bottom in 2020, the home features a roof with 10 skylights, infusing the interiors with natural light.

The open-concept layout is ideal for entertaining and daily living, with porcelain tile flooring, neutral tones, and plantation shutters throughout. The gourmet kitchen is a showstopper, featuring quartz countertops, stainless steel appliances, a large center island, eat-in nook, and a walk-in pantry. Thoughtfully designed hidden storage is found in the kitchen cabinetry, pantry, hallway closets, and even in the spacious, floored attic for all your extras.

WARNING.....there is TONS and TONS of storage in this home.

The living room showcases a gas fireplace with a brick accent wall and opens through a 4-panel sliding door to a screened-in lanai with panoramic golf course views. Outside, enjoy a wood-look tiled patio with ceiling fans, plus an additional paved patio equipped with a natural gas hookup for grilling. Front and rear



landscape lighting, including uplighting on the backyard oak trees, provides a resort-style feel in the evening.

The Primary Suite is oversized and designed for relaxation, with direct patio access and a spa-like bath featuring dual vanities, dual shower heads, double skylights, and a window for open-air ambiance. A generous walk-in closet completes the retreat. Both guest bedrooms are exceptionally large, each accommodating a California King bed, with one offering private patio access. The guest bath features a walk-in shower, double vanity, and extra storage including a linen closet and deep hallway closet for climate-sensitive items.

The home also includes a versatile bonus room, which is ideal as a home office, den, or media room, paired with a nearby half bath. The adjacent laundry room, tucked behind a frosted barn door, offers a wash sink, hanging space, storage closet, and natural skylight. The oversized 2-car garage includes golf cart parking, and the attic above is fully floored for even more storage. A wide circular drive offers generous guest parking.

As an added bonus, the tastefully curated furnishings have been thoughtfully laid out to complement the home's flow and design, and may be negotiable with the right offer, allowing for a seamless, move-in-ready transition.

Sugar Mill Country Club is a premier private community featuring 27 championship holes designed by Joe Lee, with optional membership tiers that include golf, tennis, pickleball, dining, fitness, and pool.

Major updates include:

• Roof & 10 Skylights 2022

• A/C 2022

• Gas Water Heater 2020

Built in 1987

**Essential Information**

MLS® #	NS1085162
Price	\$785,000
Sold Price	\$742,000
Date Sold	October 10th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,731
Acres	0.37
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

**Community Information**

Address	544 Bottlebrush Court
Area	New Smyrna Beach
Subdivision	SUGAR MILL COUNTRY CLUB & ESTATES UNIT 04
City	NEW SMYRNA BEACH
County	Volusia
State	FL
Zip Code	32168

**Amenities**

Parking	Circular Driveway, Driveway, Garage Door Opener, Garage Faces Side, Golf Cart Garage, Golf Cart Parking, Off Street
# of Garages	2
View	Golf Course

**Interior**

Interior Features	Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In
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	Closet(s), Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Refrigerator, Washer
Heating	Central, Electric, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Furnished	Negotiable

## Exterior

Exterior Features	Lighting, Rain Gutters, Sliding Doors
Lot Description	On Golf Course
Roof	Shingle
Foundation	Slab

## School Information

Elementary	Chisholm Elem
Middle	New Smyrna Beach Middl
High	New Smyrna Beach High

## Additional Information

Date Listed	June 19th, 2025
Days on Market	75
Zoning	10R3
HOA Fees	591.15
HOA Fees Freq.	Annually

## Listing Details

Listing Office	NSB HOMES LLC
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