

Live, Laugh, Love & Entertain in the Cascades



3 Bedroom, 2.5 Bath on Corner Lot in The CASCADES at St. Lucie West 430 NW Brookville Court, Port Saint Lucie, FL

- **Extra Large Private Preserve Corner Lot**
- Beautiful **Oak Hardwood Floors** In Living Areas and **Ceramic Tile In Bedrooms & Bathrooms**
- Spacious carpeted **Master Suite Includes Separate Exercise/Sitting Area**, Soaker Tub and Large Walk-In Shower with Corner Seat and Grab Bars, Handheld Showerhead
- **Whole House Water Treatment**, Water Softener – Carbon Filter To Remove Chlorine and Reverse Osmosis For Drinking
- Built in **Surround Sound Speaker System** to Family Room, Master Bedroom and Lanai
- **Crown Molding & Ceiling Fans** Throughout Home
- Central Vacuum – **Security System** – Gutters All The Way Around – **Hurricane Shutters**
- **Gourmet Kitchen w/Top of The Line Stainless Steel Appliances and Custom Cabinetry** Includes French Door Refrigerator w/Two Freezer Drawers & Ice/Water in Door – 5-Burner Gas Range w/Double Oven – Dishwasher – Beautiful White Cabinets with Crown Molding – Pull-Out Drawers – Custom **Corian Counters w/Integrated Sink** – Pantry
- Large Hallway Storage/Pantry, Utility Room w/ **Washer, Gas Dryer**; Laundry Tub
- **Huge Under-Truss Porch w/Ceiling Fan – Extended Screened Lanai w/Decorative Fountain, Garden Area and Hot Tub**
- **Oversize & Extended Double Garage** with Workbench and Extra Side-by-Side Fridge/Freezer

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3 Bed 2.5 Bath Corner Lot Cascades Home

CASCADES at St. Lucie West

**430 NW Brookville Ct
Port Saint Lucie, FL**

Home Details



Listing Price/Includes: \$357,777		
Location:	430 NW Brookville Ct, Port St. Lucie, FL 34986-2647	
PID Numbers:	332394300510009	
2014 Total Tax:	\$2,907.81	
Legal Description:	St Lucie West 135 Cascades At st Lucie l.ot482 Blk	
Acres/Dimensions:	.27/11,631SF	
Topography:	Sidewalks, curbs, grass	
Utilities:	Water	City water, connected
	Sewer	City Sewer, connected
	Electric	Florida Power
	Fuel	Natural Gas
	Heat	Forced Air, gas furnace
	Air Conditioning	Central, electric
Living SF:	2,545	
Total SF:	3,215	
Number of Floors:	1	
Building Type:	CBS, concrete roof	
Year Built:	2002	
Parking:	Double Garage	
General:	Deluxe "Merlot" model in Cascades on oversized corner lot backing to preserve for added privacy. Includes top of the line stainless steel kitchen appliances; washer and dryer, even an extra refrigerator in the garage! Huge lanai with hot tub. HOA fees \$853/qtr	

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

Last Updated: Monday, September 14, 2015

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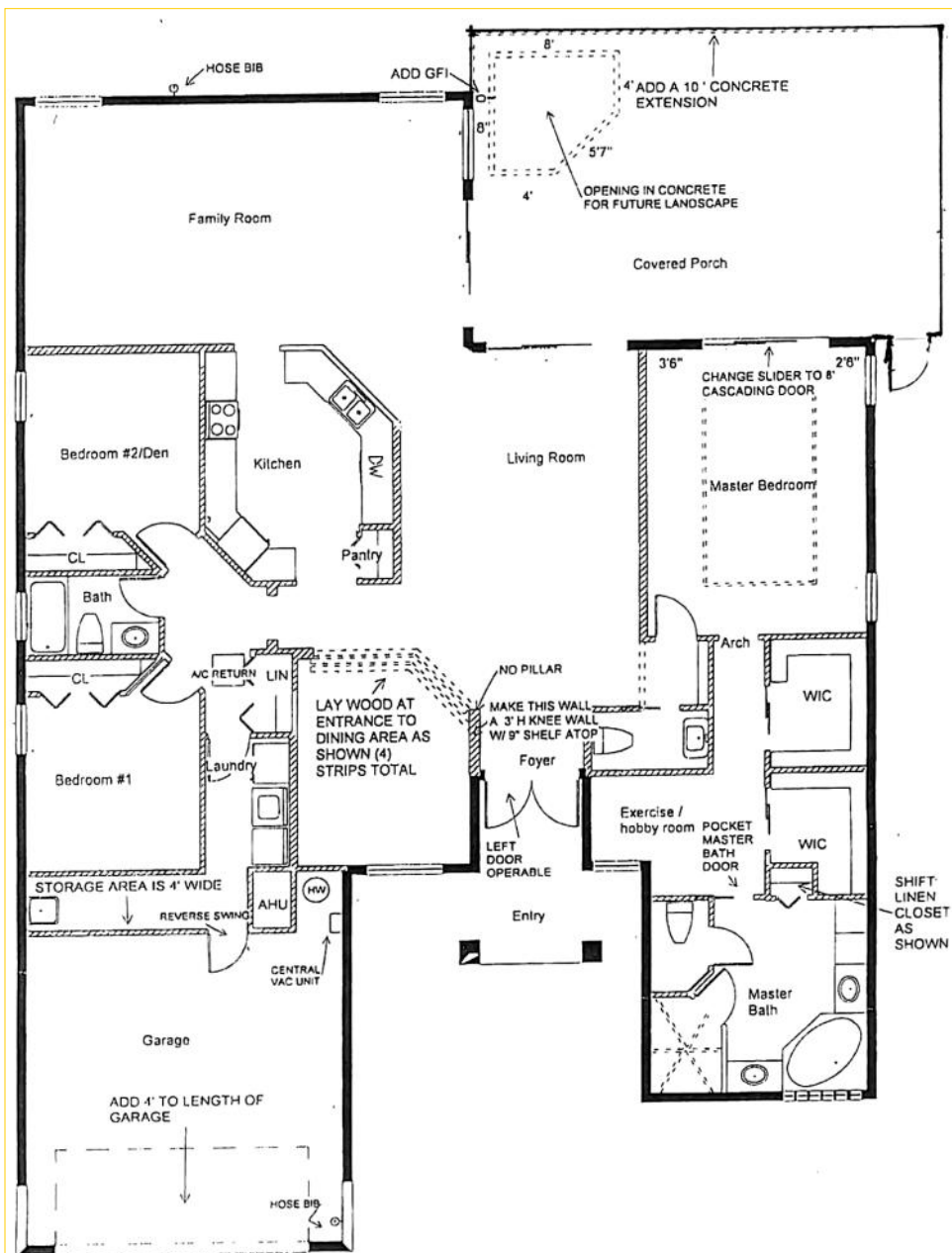
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Floor Plan

Living Room	18x15
Formal Dining Room	13x11
Kitchen	14x12
Informal Dining Area	8x15
Family Room	19x15
Master Suite	
Bedroom	17x14
Walk-in Closet 1	8x5
Walk-in Closet 2	8x6
Exercise Room	8x6
Bathroom	13.5x12
Bedroom 1	11x11
Bedroom 2/Den	13x11
Full Bathroom	8x5
Half Bathroom	7.5x3
Laundry Room	8x5.5
Utility Room	14x4
Garage	Double
Lanai	36x20



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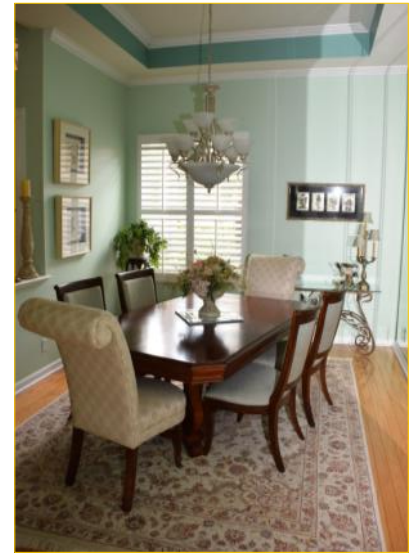
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Formal Living and Dining Rooms

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Open Plan Family Room and Eating Area

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Kitchen with Snack Bar and Lanai View

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Master Suite Includes Two Walk-in Closets

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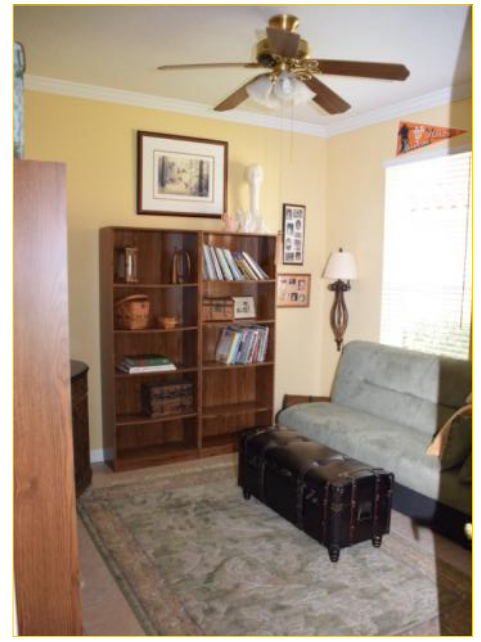
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Bedrooms, Bathrooms and Laundry Room

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Huge Screened Lanai and Outdoor Areas

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