

# FRENCHMAN'S CREEK

REALTY



**BROKER: ACHAL GOSWAMI**

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**FRENCHMANS CREEK REALTY.COM**



# Mythbusted!

## Four Golf Real Estate Myths (And The Truth Behind Them)

Myth #1: "It's easy to relocate to Florida!"

Truth: Relocation can be daunting, especially if you are planning to join a club and buy a golf home in Florida.

Moving to Florida is an easy decision to make—that much is true. Deciding where to live in Florida is far more complicated. The Sunshine State has 67 counties, 20 major metropolitan areas and more than 1,200 public and private golf courses and communities to choose from. If you truly want to know where you'll love to live the most, you're going to need a local expert to help you.

Myth #2: "Golf courses aside, private club memberships are all pretty similar."

Truth: Each private club has its own personality, amenities and membership structure.

Choosing a private club to join requires a hard look from the inside-out. No two are exactly the same—some have exuberant social scenes; others are more relaxed. Same goes for rules, memberships (equity vs non-equity) and other stipulations that require a complete analysis to ensure it's the kind of club you will feel at home with. The golf amenities are the tip of the iceberg—there is much beneath the surface to consider come time to settle in and become a member. Again, having an expert help you is key.



**Myth #3: “Golf is in decline and golf course property is not a good investment.”**

**Truth: Homes on or near golf courses retain value and typically, increase in value faster than homes away from golf courses.**

Furthermore, golf course properties tend to be better built and are easier to maintain, have better association amenities and in some cases, make for great vacations should you be seeking part-time Florida residence. In the first quarter of 2016, 95% of our client base wanted to seek homes within golf communities for reasons not only centered around a good investment but rather experiences, convenience, security and the beautiful landscaping which comes along with living in a golf community.

**Myth #4: “Most Realtors are experts when it comes to golf communities.”**

**Truth: Understanding the intricate details of various golf clubs and related communities requires specific local knowledge.**

Before investing in a club and/or golf home, it's critical you ask one particular question: “If I join this particular club and buy a home here, what will my life be like?” To answer that question requires a keen understanding of the vibe at individual properties, within different communities, towns, regions, etc. The Frenchman's Creek Realty, Inc. team of trusted advisors, golf professionals and regional real estate experts lend such insights and work together to ensure you're matched with the “golf life” of your dreams. Some real estate agents may be able to point you in the right direction, but they can't tell you what life will be like when you get there. Frenchman's Creek Realty, Inc. can, does and has done that already for a growing list of satisfied clients across Florida.

If you are considering relocating to the Sunshine State, our team of trusted Realtors and Country Club Professionals is here to help you find the Florida lifestyle that fits you to a tee! Contact your Frenchman's Creek Realtor today at 1-561-868-6383 or 1-877-781-7552 to get you started. [Frenchmancreekrealty.com](http://Frenchmancreekrealty.com)



MLS#: RX-10141968

St: Active

Type: Single Family Detached

List Price/SqFt: 301.59

County: Palm Beach

Area: 5230

Geo Area: PB28



Legal Desc: FRENCHMANS CREEK PAR C-2 LT 4 & N 1.50 FT OF TR L LYG S OF & ADJ THERETO

Subdivision: FRENCHMANS CREEK

Development Name: FRENCHMANS CREEK

Model TOWNHOME Parcel ID: 52434129180000040 Front Exp: SE

Name: B Waterfrontage: 0 Garage Spaces: 2

Waterfront: Yes Multiple Ofrs Acptd: Carport Spaces:

Lot 44.0 ft x 0.0 Taxes: 14,612 Private Pool: Yes

Dimensions: ft Tax Year: 2015 REO: No

Lot SqFt: 7,319 Special Assessment: No Short Sale

HOPA: No Hopa Dock: Addendum: No

Zoning: PUD Membership Fee Required: Yes Short Sale: No

Membership Fee Amount: 175,000

Virtual Tour: <http://tours55.vht.com/LRF/T433244717/nobranding>

Living Room	24 X 21	Family Room	16 X 13	Master Bedroom	20 X 15	LivSqFt: 2,636	Bedrooms: 3
Kitchen	13 X 13			Bedroom 2	21 X 12	SqFt - Total: 3,078	Baths - Full: 3
Dining Room	13 X 12			Bedroom 3	18 X 12	SqFt Source: Tax Rolls	Baths - Half: 0
						Guest Hse:	Baths - Total: 3
						Yr Built: 1990	Pets Allowed: Restricted

HOA/POA/COA (Monthly): 1,599	Bldg #: 1	Land Lease:	Mobile Home Size:
Governing Bodies: HOA	Total Floors/Stories: 1	Recreation Lease:	Decal #:
Homeowners Assoc: Mandatory	Total Units in Bldg:	Min Days to Lease:	Serial #:
Lease Times p/Year:	Ttl Units in Complex:		Brand Name:
Application Fee: 0	Unit Floor #:		Total Assessed Value:
	Membership Fee Amount: 175,000		

Auction: No

Directions: PROSPERITY FARMS RD SOUTH OF DONALD ROSS ON EAST SIDE (OUTSIDE OF FREN CREEK MAIN GATE)

<b>Design:</b>	<b>View:</b> Lake; Marina
<b>Construction:</b> CBS	<b>Waterfront Details:</b> Intracoastal; Marina; Navigable; No Fixed Bridges
<b>Unit Desc:</b>	<b>Cooling:</b> Ceiling Fan; Central
<b>Flooring:</b> Carpet; Marble; Wood Floor	<b>Heating:</b> Central
<b>Furnished:</b> Unfurnished	<b>Security:</b> Gate - Unmanned
<b>Dining Area:</b> Formal; Snack Bar	<b>Membership:</b> Club Membership Req; Equity Purchase Req; Golf Equity
<b>Master Bedroom/Bath:</b> Bidet; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub	Avlbl
<b>Lot Description:</b> West of US-1; < 1/4 Acre; Paved Road; Sidewalks	<b>Utilities:</b> 3-Phase Electric; Cable; Public Sewer; Public Water
<b>Private Pool:</b> Gunite; Heated; Inground; Spa	<b>Boat Services:</b> Private Dock; Up to 20 Ft Boat; Up to 30 Ft Boat; Up to 40 Ft Boat
<b>Storm Protection:</b>	<b>Special Info:</b>
<b>Restrict:</b> Pet Restrictions	<b>Terms Considered:</b> Cash; Conventional
<b>Rooms:</b> Cabana Bath; Family; Laundry-Util/Closet	<b>Parking:</b> Driveway; Garage - Attached
	<b>Taxes:</b> City/County
	<b>Equestrian Features:</b>
<b>Equip/App:</b> Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer	
<b>SubdivInfo:</b> Beach Club Available; Bike - Jog; Boating; Business Center; Clubhouse; Community Room; Exercise Room; Game Room; Golf Course; Pool; Putting Green; Sidewalks; Street Lights; Tennis	
<b>Interior:</b> Bar; Built-in Shelves; Laundry Tub; Volume Ceiling; W/D Hookup; Walk-in Closet	
<b>Exterior:</b> Auto Sprinkler; Built-in Grill; Fence; Open Patio; Summer Kitchen	
<b>Maintenance Fee Incl:</b> Common Areas; Security	
<b>Days On Market:</b> 417	
<b>Sold Price:</b>	<b>Sold Price Sqft:</b>
	<b>Terms of Sale:</b>
	<b>Sold Date:</b>

**Public Remarks:** Immaculate, open and spacious 3 bedroom 3 bath home with private dock and deep water access in the highly acclaimed community of Frenchman's Creek Country Club in Palm Beach Gardens. This exceptional home offers polished marble flooring, high ceilings, recessed lighting and walls of windows and sliding glass doors framing exquisite nautical vistas. This beautiful home offers: gourmet kitchen with light wood cabinets, granite counters, stainless steel appliances and counter seating with mosaic detail. Large dining area with vaulted ceilings and patio access. Over-sized carpeted master suite fitted with plantation shutters offering 3 walk-in closets and elegant master bath featuring custom moasic wall design, dual vanities, soaking tub and separate shower.

**Presented by**  
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MLS#: RX-10196101

St: Active

Type: Single Family Detached

List Price/SqFt: 406.76

County: Palm Beach



Area: 5230

Geo Area: PB28

Legal Desc: FRENCHMANS CREEK PAR F-2 LT 11 & 15 FT STRIP OF TR L LYG N OF & ADJ THERETO

Subdivision: Frenchmans Creek

Development Name: Frenchmans Creek

<b>Model Name:</b> B	<b>Parcel ID:</b> 52434130160000110	<b>Front Exp:</b> S
<b>Waterfront:</b> No	<b>Waterfrontage:</b>	<b>Garage Spaces:</b> 2.5
<b>Lot Dimensions:</b> 54.0 ft x 0.0 ft	<b>Multiple Ofrs Acptd:</b> Yes	<b>Carpport Spaces:</b>
<b>Lot SqFt:</b> 8,653	<b>Taxes:</b> 9,869.76	<b>Private Pool:</b> Yes
<b>HOPEA:</b> Hopa	<b>Tax Year:</b> 2015	<b>REO:</b> No
<b>Zoning:</b> PUD	<b>Special Assessment:</b> No	<b>Short Sale Addendum:</b> No
	<b>Dock:</b> No	<b>Short Sale:</b> No
	<b>Membership Fee Required:</b> Yes	
	<b>Membership Fee Amount:</b> 175,000	

Virtual Tour: <http://www.tourbuzz.net/451355?idx=1>

<b>Living Room</b> 28 X 17	<b>Family Room</b> 16 X 12	<b>Master Bedroom</b> 26 X 14	<b>LivSqFt:</b> 2,692	<b>Bedrooms:</b> 3
<b>Kitchen</b> 12 X 9		<b>Bedroom 2</b> 14 X 12	<b>SqFt - Total:</b> 3,424	<b>Baths - Full:</b> 4
<b>Dining Room</b> 12 X 12		<b>Bedroom 3</b> 14 X 12	<b>SqFt Source:</b> Tax Rolls	<b>Baths - Half:</b> 1
<b>Dining Area</b> 10 X 10			<b>Guest Hse:</b>	<b>Baths - Total:</b> 4.1
			<b>Yr Built:</b> 1990	<b>Pets Allowed:</b> Yes

  

<b>HOA/POA/COA (Monthly):</b> 1,769.92	<b>Bldg #:</b>	<b>Land Lease:</b>	<b>Mobile Home Size:</b>
<b>Governing Bodies:</b> HOA	<b>Total Floors/Stories:</b> 1	<b>Recreation Lease:</b>	<b>Decal #:</b>
<b>Homeowners Assoc:</b> Mandatory	<b>Total Units in Bldg:</b>	<b>Min Days to Lease:</b>	<b>Serial #:</b>
<b>Lease Times p/Year:</b>	<b>Ttl Units in Complex:</b>		<b>Brand Name:</b>
<b>Application Fee:</b> 0	<b>Unit Floor #:</b> 1		<b>Total Assessed Value:</b>
	<b>Membership Fee Amount:</b> 175,000		

Auction: No

Directions: DONALD ROSS RD EAST TO FRENCHMAN'S CREEK AND FIRST LEFT TO DEAUVILLE

<b>Design:</b> < 4 Floors; Contemporary	<b>View:</b> Golf
<b>Construction:</b> CBS	<b>Waterfront Details:</b> None
<b>Unit Desc:</b>	<b>Cooling:</b> Central
<b>Flooring:</b> Carpet; Ceramic Tile; Marble	<b>Heating:</b> Central
<b>Furnished:</b> Furniture Negotiable	<b>Security:</b> Burglar Alarm; Gate - Manned; Security Patrol
<b>Dining Area:</b> Breakfast Area; Dining Family; Eat-In Kitchen; Formal	<b>Membership:</b> Club Membership Req; Equity Purchase
<b>Master Bedroom/Bath:</b> 2 Master Baths; Bidet; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub	<b>Req</b>
<b>Lot Description:</b> < 1/4 Acre	<b>Utilities:</b> 3-Phase Electric; Public Sewer; Public Water
<b>Private Pool:</b> Gunite; Heated; Inground; Salt Water	<b>Special Info:</b>
<b>Storm Protection:</b> Impact Glass: Complete	<b>Terms Considered:</b> Cash; Conventional
<b>Restrict:</b> Buyer Approval; No Truck/RV; Pet Restrictions	<b>Parking:</b> 2 Spaces; Driveway; Garage - Attached; Golf Cart
<b>Rooms:</b> Cabana Bath; Family; Laundry-Inside	<b>Roof:</b> Concrete Tile
	<b>Taxes:</b> City/County
	<b>Equestrian Features:</b>

**Equip/App:** Auto Garage Open; Dishwasher; Disposal; Dryer; Fire Alarm; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Washer; Water Heater - Gas

**SubdivInfo:** Basketball; Beach Club Available; Bike - Jog; Cabana; Clubhouse; Elevator; Exercise Room; Golf Course; Library; Lobby; Pool; Private Beach PvlN; Putting Green; Sauna; Spa-Hot Tub; Street Lights; Tennis

**Interior:** Closet Cabinets; Cook Island; Entry Lvl Lvng Area; Foyer; French Door; Pantry; Sky Light(s); Volume Ceiling; Walk-in Closet

**Exterior:** Auto Sprinkler; Covered Patio; Custom Lighting; Fence; Open Patio; Open Porch; Zoned Sprinkler

**Maintenance Fee Incl:** Cable; Common Areas; Lawn Care; Manager; Security; Trash Removal

**Days On Market:** 203

**Sold Price:**

**Sold Price Sqft:**

**Terms of Sale:**

**Sold Date:**

**Public Remarks:** TOTAL RENOVATION... New hurricane impact windows and doors throughout, new tile roof, new hvac system, new landscaping, new security system, new plumbing fixtures, new open kitchen with upgraded appliance pkg. New salt water pool, new pool heater and Travertine limestone deck, white carrera marble counter tops throughout. New flooring throughout. This home is a must see! Renovation completed January, 2016.

**Presented by**

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Area: 5230 Geo Area: PB28  
 Legal Desc: FRENCHMANS CREEK REPL PAR A2 LT 33  
 Subdivision: FRENCHMANS CREEK PAR A2  
 Development Name: Frenchmans Creek  
 Model: Patio Parcel ID: 52434130200000330 Front Exp: NW  
 Name: B Waterfrontage: Garage Spaces: 2.5  
 Waterfront: Yes Multiple Ofrs Acptd: Carport Spaces:  
 Lot: 54.0 ft Taxes: 10,838.3 Private Pool: Yes  
 Dimensions: x 0.0 ft Tax Year: 2015 REO: No  
 Lot SqFt: 9,810 Special Assessment: No Short Sale Addendum: No  
 HOPA: No Dock: Yes Short Sale: No  
 Zoning: PCD(ci) Membership Fee Required: Yes  
 Membership Fee Amount: 175,000

Virtual Tour: <http://tour.vht.com/433460354/idx>

Living Room	28 X 17	Master Bedroom	25 X 17	LivSqFt: 2,692	Bedrooms: 3
Kitchen	12 X 9	Bedroom 2	14 X 12	SqFt - Total: 3,424	Baths - Full: 4
Dining Room	12 X 12	Bedroom 3	14 X 12	SqFt Source: Tax Rolls	Baths - Half: 1
				Guest Hse:	Baths - Total: 4.1
				Yr Built: 1990	Pets Allowed: Yes

HOA/POA/COA (Monthly): 1,770	Bldg #:	Land Lease:	Mobile Home Size:
Governing Bodies: HOA	Total Floors/Stories: 1	Recreation Lease:	Decal #:
Homeowners Assoc: Mandatory	Total Units in Bldg:	Min Days to Lease:	Serial #:
Lease Times p/Year:	Ttl Units in Complex:		Brand Name:
Application Fee: 0	Unit Floor #: 1		Total Assessed Value:
	Membership Fee Amount: 175,000		

Auction: No  
Directions: Donald Ross to Frenchman Creek L behind gate, next Left, Right at stop sign

**Design:** Patio Home; Ranch  
**Construction:** CBS  
**Unit Desc:**  
**Flooring:** Carpet; Ceramic Tile  
**Furnished:** Unfurnished  
**Dining Area:** Breakfast Area; Formal  
**Master Bedroom/Bath:** 2 Master Baths; Bidet; Dual Sinks; Mstr Bdrm - Ground; Whirlpool Spa  
**Window Treatments:** Blinds; Sliding  
**Lot Description:** < 1/4 Acre; Paved Road; Sidewalks  
**Private Pool:** Inground; Spa  
**Storm Protection:**  
**Restrict:** Buyer Approval; No Truck/RV  
**Rooms:** Family; Laundry-Inside; Laundry-Util/Closet; Pool Bath  
**View:** Canal; Pool  
**Waterfront Details:** Canal Width 1 - 80  
**Cooling:** Central  
**Heating:** Central  
**Security:** Gate - Manned; Security Patrol  
**Membership:** Club Membership Req; Equity Purchase Req  
**Utilities:** Cable; Public Sewer; Public Water  
**Boat Services:** Private Dock; Lift; Electric Available; Marina  
**Special Info:**  
**Terms Considered:** Cash; Conventional  
**Parking:** Garage - Attached; Golf Cart  
**Roof:** Concrete Tile  
**Taxes:** City/County  
**Equestrian Features:**  
**Equip/App:** Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer  
**SubdivInfo:** Beach Club Available; Boating; Business Center; Clubhouse; Community Room; Elevator; Exercise Room; Golf Course; Manager on Site; Pool; Private Beach PvlN; Sidewalks; Street Lights; Tennis  
**Interior:** Closet Cabinets; Ctdrl/Vault Ceilings; Foyer; Sky Light(s); Split Bedroom; W/D Hookup; Walk-in Closet  
**Exterior:** Auto Sprinkler; Built-in Grill; Cabana; Deck; Fence; Screen Porch; Zoned Sprinkler  
**Maintenance Fee Incl:** Cable; Common Areas; Lawn Care; Maintenance-Exterior; Security  
**Days On Market:** 29  
**Sold Price:** **Sold Price Sqft:** **Terms of Sale:** **Sold Date:**

**Public Remarks:** Enjoy this one story patio home situated on a private back yard located on a canal with access to the Intracoastal. This home offers 3 Bedrooms and 4.5 baths. Screened patio overlooks a beautiful pool, Jacuzzi and has its own private dock. Spacious Master suite with his and her baths, walk in closets and built in cabinetry. This freshly painted home with high ceilings is open and airy the family room lead to sliders that open to a screened porch overlooking the beautiful backyard area. Central vacuum, a 2 car garage with a golf cart garage complete this home. Required Membership includes tennis, golf, boating and a beach club membership at this exclusive community in Palm Beach Gardens.

**Presented by**  
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Area: 5230 Geo Area: PB28

Legal Desc: FRENCHMANS CREEK PAR G-1 LT 16

Subdivision: FRENCHMANS CREEK PAR G-1

Development Name: Frenchman's Creek

<b>Model Name:</b>	<b>Parcel ID:</b>	52434130090000160	<b>Front Exp:</b>	SE
<b>Waterfront:</b> No	<b>Waterfrontage:</b>	0	<b>Garage Spaces:</b>	2.5
<b>Lot SqFt:</b> 7,225	<b>Multiple Ofrs Acptd:</b>		<b>Carpport Spaces:</b>	
<b>Taxes:</b>		8,918.71	<b>Private Pool:</b>	Yes
<b>HOPA:</b> Hopa	<b>Tax Year:</b>	2015	<b>REO:</b>	No
<b>Zoning:</b> RES	<b>Special Assessment:</b>	Yes	<b>Short Sale Addendum:</b>	No
	<b>Dock:</b>		<b>Short Sale:</b>	No
	<b>Membership Fee Required:</b>	Yes		
	<b>Membership Fee Amount:</b>	175,000		
	<b>Elementary School:</b>	Dwight D. Eisenhower Elementary School		
	<b>Middle School:</b>	Howell L. Watkins Middle School		
	<b>High School:</b>	William T. Dwyer High School		

Virtual Tour: <http://www.hometakesvideos.com/showcase/tour.php?id=6668&cat=tour&style=ub>

<b>Living Room</b>	27 X 24	<b>Den</b>	16 X 16	<b>Master Bedroom</b>	23 X 13	<b>LivSqFt:</b> 3,500	<b>Bedrooms:</b> 4
<b>Kitchen</b>	19 X 10	<b>Bedroom 2</b>		16 X 11	<b>SqFt - Total:</b> 3,100	<b>Baths - Full:</b> 5	
					<b>SqFt Source:</b> Owner	<b>Baths - Half:</b> 1	
					<b>Guest Hse:</b>	<b>Baths - Total:</b> 5.1	
					<b>Yr Built:</b> 1988	<b>Pets Allowed:</b> Yes	

<b>HOA/POA/COA (Monthly):</b> 1,602.33	<b>Bldg #:</b>		<b>Land Lease:</b>	0	<b>Mobile Home Size:</b>	
<b>Governing Bodies:</b> HOA	<b>Total Floors/Stories:</b>	1	<b>Recreation Lease:</b>	0	<b>Decal #:</b>	
<b>Homeowners Assoc:</b> Mandatory	<b>Total Units in Bldg:</b>		<b>Min Days to Lease:</b>	0	<b>Serial #:</b>	
<b>Lease Times p/Year:</b> 0	<b>Ttl Units in Complex:</b>				<b>Brand Name:</b>	
<b>Application Fee:</b> 0	<b>Unit Floor #:</b>				<b>Total Assessed Value:</b>	
	<b>Membership Fee Amount:</b>	175,000				

Auction: No  
Directions: From I95 East on Donald Ross to Frenchmans Creek on the right.

<b>Design:</b> Townhouse	<b>View:</b>	
<b>Construction:</b> CBS	<b>Waterfront Details:</b> None	
<b>Unit Desc:</b>	<b>Cooling:</b> Central	
<b>Flooring:</b> Ceramic Tile	<b>Heating:</b> Central	
<b>Furnished:</b> Unfurnished	<b>Security:</b>	
<b>Dining Area:</b>	<b>Utilities:</b> 3-Phase Electric; Public Sewer; Public Water	
<b>Master Bedroom/Bath:</b> Mstr Bdrm - Ground	<b>Special Info:</b>	
<b>Lot Description:</b> < 1/4 Acre	<b>Terms Considered:</b> Cash; Conventional	
<b>Private Pool:</b> Inground	<b>Lease Info:</b> Land Lease: 0; Recreation Lease: 0; Min Days to Lease: 0; Lease Times p/Year: 0	
<b>Storm Protection:</b>	<b>Taxes:</b> City/County	
<b>Restrict:</b> Other	<b>Equestrian Features:</b>	
<b>Rooms:</b> Den/Office		
<b>Equip/App:</b> Dishwasher; Dryer; Range - Electric; Refrigerator; Washer		
<b>SubdivInfo:</b> Beach Club Available		
<b>Interior:</b> None		
<b>Maintenance Fee Incl:</b>		
<b>Days On Market:</b> 180		
<b>Sold Price:</b>	<b>Sold Price Sqft:</b>	
	<b>Terms of Sale:</b>	<b>Sold Date:</b>

Public Remarks: Upgraded customized home, maintenance-free with beautiful wood floors and open kitchen. 2 bedrooms up plus a den/hobby room. Master down with his/her marble baths overlooking huge lake view. Large guest suite down as well as a den. Open great room plan with wrap-around screened patio. Pool re-engineered with raised jacuzzi. Great location in community. Very quiet lot. Walk to driving range and clubhouse. Meticulously maintained. Partial impact glass in some areas.

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MLS#: RX-10218151

St: Active

Type: Single Family Detached

List Price/SqFt: 336.42

County: Palm Beach



Area: 5230

Geo Area: PB28

Legal Desc: FRENCHMANS CREEK REPL PAR A2 LT 38

Subdivision: Frenchmans Creek

Development Name: Frenchmans Creek

<b>Model Name:</b>	<b>Parcel ID:</b>	52434130200000380	<b>Front Exp:</b>	W
<b>Waterfront:</b>	<b>Waterfrontage:</b>	56	<b>Garage Spaces:</b>	2.5
Yes	<b>Multiple Ofrs Acptd:</b>		<b>Carpport Spaces:</b>	
<b>Lot Dimensions:</b>	<b>Taxes:</b>	15,476.3	<b>Private Pool:</b>	Yes
175 X 56	<b>Tax Year:</b>	2015	<b>REO:</b>	No
<b>Lot SqFt:</b>	<b>Special Assessment:</b>	Yes	<b>Short Sale Addendum:</b>	No
9,492	<b>Dock:</b>	Yes	<b>Short Sale:</b>	No
<b>HOPA:</b>	<b>Membership Fee Required:</b>	Yes		
Hopa	<b>Membership Fee Amount:</b>	175,000		
<b>Zoning:</b>	<b>Elementary School:</b>	Dwight D. Eisenhower Elementary School		
PCD(ci)	<b>Middle School:</b>	Howell L. Watkins Middle School		
	<b>High School:</b>	William T. Dwyer High School		

Virtual Tour: <https://photos.smugmug.com/photos/i-kZpQQ8h/0/1920/i-kZpQQ8h-1920.mp4>

<b>Living Room</b>	28 X 22	<b>Den</b>	15 X 15	<b>Master Bedroom</b>	20 X 15	<b>LivSqFt:</b>	3,552	<b>Bedrooms:</b>	3
<b>Kitchen</b>	19 X 12	<b>Family Room</b>	21 X 18	<b>Bedroom 2</b>	14 X 13	<b>SqFt - Total:</b>	4,285	<b>Baths - Full:</b>	3
<b>Dining Area</b>	10 X 8			<b>Bedroom 3</b>	14 X 13	<b>SqFt Source:</b>	Tax Rolls	<b>Baths - Half:</b>	1
						<b>Guest Hse:</b>		<b>Baths - Total:</b>	3.1
						<b>Yr Built:</b>	1992	<b>Pets Allowed:</b>	Restricted
						<b>Pool Size:</b>	30 X 15		

<b>HOA/POA/COA (Monthly):</b>	1,700	<b>Bldg #:</b>		<b>Land Lease:</b>	0	<b>Mobile Home Size:</b>	
<b>Governing Bodies:</b>	HOA	<b>Total Floors/Stories:</b>	1	<b>Recreation Lease:</b>	0	<b>Decal #:</b>	
<b>Homeowners Assoc:</b>	Mandatory	<b>Total Units in Bldg:</b>		<b>Min Days to Lease:</b>	0	<b>Serial #:</b>	
<b>Lease Times p/Year:</b>	0	<b>Ttl Units in Complex:</b>				<b>Brand Name:</b>	
<b>Application Fee:</b>	100	<b>Unit Floor #:</b>				<b>Total Assessed Value:</b>	
		<b>Membership Fee Amount:</b>	175,000				

Auction: No

Directions: Donald Ross Road, south side, between Alt. A1A and Prosperity Farms Road.

**Design:** Contemporary; Ranch  
**Construction:** CBS  
**Unit Desc:**  
**Flooring:** Carpet; Marble; Wood Floor  
**Furnished:** Unfurnished  
**Dining Area:** Breakfast Area; Dining-Living; Dining/Kitchen; Eat-In Kitchen; Snack Bar  
**Master Bedroom/Bath:** Bidet; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub  
**Window Treatments:** Arched; Drapes; Sliding  
**Lot Description:** West of US-1; < 1/4 Acre; Interior Lot; Paved Road; Public Road; Treed Lot; Zero Lot  
**Private Pool:** Concrete; Freeform; Inground; Pool Size (W x L): 30 X 15  
**Storm Protection:**  
**Restrict:** Lease OK w/Restrict; Pet Restrictions  
**Rooms:** Attic; Den/Office; Family; Great; Laundry-Garage; Laundry-Util/Closet; Media  
**View:** Canal; Pool  
**Waterfront Details:** Fixed Bridges; Mangrove; Navigable; Ocean Access; Canal Width 1 - 80  
**Cooling:** Central; Electric; Zoned  
**Heating:** Central; Electric; Zoned  
**Security:** Burglar Alarm; Fence; Gate - Manned; Motion Detector; Security Sys- Owned  
**Membership:** Club Membership Req  
**Utilities:** 3-Phase Electric; Cable; Public Sewer; Public Water  
**Boat Services:** Private Dock; Up to 30 Ft Boat; Lift; Electric Available  
**Special Info:**  
**Terms Considered:** Cash; Conventional  
**Parking:** 2 Spaces; Covered; Driveway; Garage - Attached; Golf Cart  
**Lease Info:** Land Lease: 0; Recreation Lease: 0; Min Days to Lease: 0; Lease Times p/Year: 0  
**Roof:** S-Tile  
**Taxes:** City/County  
**Equestrian Features:**  
**Equip/Appl:** Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Fire Alarm; Freezer; Ice Maker; Intercom; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Washer; Water Heater - Elec  
**SubdivInfo:** Basketball; Beach Club Available; Bike - Jog; Boating; Business Center; Cabana; Clubhouse; Courtesy Bus; Exercise Room; Golf Course; Library; Pool; Private Beach Pvin; Putting Green; Sauna; Spa-Hot Tub; Tennis  
**Interior:** Bar; Built-in Shelves; Closet Cabinets; Ctdrl/Vault Ceilings; Custom Mirror; Foyer; Laundry Tub; Pantry; Pull Down Stairs; Sky Light(s); Split Bedroom; Volume Ceiling; Walk-in Closet; Wet Bar  
**Exterior:** Auto Sprinkler; Built-in Grill; Covered Patio; Custom Lighting; Deck; Exterior W/D Hookup; Open Patio; Zoned Sprinkler  
**Maintenance Fee Incl:** Cable; Common Areas; Lawn Care; Maintenance-Exterior; Security  
**Days On Market:** 131  
**Sold Price:** **Sold Price Sqft:** **Terms of Sale:** **Sold Date:**

Public Remarks: Gorgeous waterfront views from this fabulously updated, open floorplan, 3BR/3 1/2 BA den luxury Frenchman's Creek home, located just minutes from the ocean, with a private boat dock in the backyard with navigable ocean access via the canal and the intercoastal. The bright & spacious interior has soaring volume ceilings, oversized combination windows, wall-to-wall, floor-to-ceiling sliding glass doors, limestone and real bamboo flooring, recessed lighting, built-in shelving, and a marble-topped wet bar. The wide-open kitchen has panoramic views of the water and has been upgraded with granite countertops and stainless steel appliances. The huge master suite has crown molding and spectacular views through its wall-to-wall sliders.

Presented by  
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MLS#: RX-10247512

St: Active

Type: Single Family Detached

List Price/SqFt: 364.89

County: Palm Beach



Area: 5230

Geo Area: PB28

Legal Desc: FRENCHMANS CREEK PAR C-1-B LT 18

Subdivision: FRENCHMANS CREEK

Development Name: FRENCHMANS CREEK

<b>Model</b>	Extended	<b>Parcel ID:</b>	52434129170000180	<b>Front Exp:</b>	NE
<b>Name:</b>	Patio B	<b>Waterfrontage:</b>		<b>Garage Spaces:</b>	3
<b>Waterfront:</b>	Yes	<b>Multiple Ofrs Acptd:</b>		<b>Carpport Spaces:</b>	
<b>Lot</b>	83.0 ft x	<b>Taxes:</b>	21,638.4	<b>Private Pool:</b>	Yes
<b>Dimensions:</b>	0.0 ft	<b>Tax Year:</b>	2015	<b>REO:</b>	No
<b>Lot SqFt:</b>	11,900	<b>Special Assessment:</b>	Yes	<b>Short Sale Addendum:</b>	No
<b>HOPA:</b>	No Hopa	<b>Dock:</b>		<b>Short Sale:</b>	No
<b>Zoning:</b>	PCD(ci)	<b>Membership Fee Required:</b>	Yes		
		<b>Membership Fee Amount:</b>	175,000		

Virtual Tour:

<b>Living Room</b>	25 X 27	<b>Den</b>	17 X 15	<b>Master Bedroom</b>	20 X 16	<b>LivSqFt:</b>	3,560	<b>Bedrooms:</b>	4
<b>Kitchen</b>	18 X 10			<b>Bedroom 2</b>	14 X 12	<b>SqFt - Total:</b>	4,372	<b>Baths - Full:</b>	4
				<b>Bedroom 3</b>	14 X 14	<b>SqFt Source:</b>	Tax Rolls	<b>Baths - Half:</b>	1
				<b>Bedroom 4</b>	15 X 18	<b>Guest Hse:</b>		<b>Baths - Total:</b>	4.1
						<b>Yr Built:</b>	1991	<b>Pets Allowed:</b>	Yes

<b>HOA/POA/COA (Monthly):</b>	1,802.84	<b>Bldg #:</b>		<b>Land Lease:</b>		<b>Mobile Home Size:</b>	
<b>Governing Bodies:</b>	HOA	<b>Total Floors/Stories:</b>	1	<b>Recreation Lease:</b>		<b>Decal #:</b>	
<b>Homeowners Assoc:</b>	Mandatory	<b>Total Units in Bldg:</b>		<b>Min Days to Lease:</b>		<b>Serial #:</b>	
<b>Lease Times p/Year:</b>		<b>Ttl Units in Complex:</b>				<b>Brand Name:</b>	
<b>Application Fee:</b>	0	<b>Unit Floor #:</b>	1			<b>Total Assessed Value:</b>	
		<b>Membership Fee Amount:</b>	175,000				

Auction: No

Directions: Donald Ross Road between Alt A1A and Propserity Farms Rd. on South side.

**Design:** View: Canal  
**Construction:** CBS **Waterfront Details:** Interior Canal; Navigable  
**Unit Desc:** **Cooling:** Central  
**Flooring:** Carpet **Heating:** Central; Zoned  
**Furnished:** Unfurnished **Security:** Burglar Alarm; Fence; Gate - Manned; Security Patrol; Security Sys-Owned  
**Dining Area:** **Membership:** Club Membership Req; Equity Purchase Req; Golf Purchase  
**Master Bedroom/Bath:** Dual Sinks; Mstr Bdrm - Ground **Utilities:** 3-Phase Electric; Public Sewer; Public Water  
**Lot Description:** 1/4 to 1/2 Acre; Paved Road; Private Road; Zero Lot **Special Info:** Deed Restrictions; Title Insurance  
**Private Pool:** Gunite; Heated; Inground; Spa **Terms Considered:** Cash; Conventional  
**Storm Protection:** **Parking:** 2 Spaces; Garage - Attached; Golf Cart  
**Restrict:** Buyer Approval; No Truck/RV **Roof:** Concrete Tile  
**Rooms:** Family; Laundry-Util/Closet **Taxes:** County Only  
**Equestrian Features:**

**Equip/App:**Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Fire Alarm; Intercom; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec

**SubdivInfo:**Basketball; Beach Club Available; Bike - Jog; Business Center; Clubhouse; Exercise Room; Golf Course; Library; Pool; Putting Green; Sauna; Spa-Hot Tub; Tennis

**Interior:**Ctdrl/Vault Ceilings; Entry Lvl Lvng Area; Foyer; Laundry Tub; Pull Down Stairs; Sky Light(s); Split Bedroom

**Maintenance Fee Incl:** Common Areas; Security

**Days On Market:** 27

<b>Sold Price:</b>	<b>Sold Price Sqft:</b>	<b>Sold Date:</b>
	<b>Terms of Sale:</b>	

**Public Remarks:**Expanded Patio home on deep water.3560 under air. Built on over-sized lot. Tile floors. Open kitchen to the great room. Boat dock. Large family room with sliding glass doors to the pool MUST SEE!!

**Presented by**  
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**Residential Customer Report**

**13910 Parc Drive, Palm Beach Gardens, FL 33410**

**List Price: \$1,499,000**

**MLS#: RX-10225481**

**St: Active**

**Type: Townhouse**

**List Price/SqFt: 412.6**

**County: Palm Beach**

**Area: 5230**

**Geo Area: PB28**

**Legal Desc:** Fenchmans Creek Par G-1 Lt 21 & 5.11 Ft Strip Lyg Ely of & Adj Thereto as in OR5731 P1558

**Subdivision:** Frenchmans Creek Country Club

**Development Name:** Frenchmans Creek



<b>Model Name:</b> Townhome B	<b>Parcel ID:</b> 52434130090000210	<b>Front Exp:</b> SW
<b>Waterfront:</b> No	<b>Waterfrontage:</b> Lake	<b>Garage Spaces:</b> 2.5
<b>Lot SqFt:</b> 7,476	<b>Multiple Ofrs Acptd:</b> Yes	<b>Carport Spaces:</b> 0
<b>HOPA:</b> No Hopa	<b>Taxes:</b> 8,622.64	<b>Private Pool:</b> Yes
<b>Zoning:</b> Residential	<b>Tax Year:</b> 2015	<b>REO:</b> No
	<b>Special Assessment:</b> No	<b>Short Sale Addendum:</b> No
	<b>Dock:</b>	<b>Short Sale:</b> No
	<b>Membership Fee Required:</b> Yes	
	<b>Membership Fee Amount:</b> 175,000	
	<b>Elementary School:</b> Dwight D. Eisenhower Elementary School	
	<b>Middle School:</b> Howell L. Watkins Middle School	
	<b>High School:</b> William T. Dwyer High School	

**Virtual Tour:**

<b>Living Room</b>	25 X 21	<b>Master Bedroom</b>	21 X 15	<b>LivSqFt:</b> 3,633	<b>Bedrooms:</b> 5
<b>Kitchen</b>	20 X 12	<b>Bedroom 2</b>	21 X 12	<b>SqFt - Total:</b> 4,501	<b>Baths - Full:</b> 5
<b>Dining Room</b>	19 X 18	<b>Bedroom 3</b>	14 X 12	<b>SqFt Source:</b> Tax Rolls	<b>Baths - Half:</b> 0
		<b>Bedroom 4</b>	17 X 14	<b>Guest Hse:</b>	<b>Baths - Total:</b> 5
		<b>Bedroom 5</b>	17 X 12	<b>Yr Built:</b> 1987	<b>Pets Allowed:</b> Yes

<b>HOA/POA/COA (Monthly):</b> 1,669.83	<b>Bldg #:</b>	<b>Land Lease:</b>	<b>Mobile Home Size:</b>
<b>Governing Bodies:</b> HOA	<b>Total Floors/Stories:</b> 2	<b>Recreation Lease:</b>	<b>Decal #:</b>
<b>Homeowners Assoc:</b> Mandatory	<b>Total Units in Bldg:</b>	<b>Min Days to Lease:</b>	<b>Serial #:</b>
<b>Lease Times p/Year:</b>	<b>Ttl Units in Complex:</b>		<b>Brand Name:</b>
<b>Application Fee:</b> 0	<b>Unit Floor #:</b>		<b>Total Assessed Value:</b>
	<b>Membership Fee Amount:</b> 175,000		

**Auction: No**

Directions: Entrance on Donald Ross Road, between Prosperity Farms Road and Alt. A1A.

<b>Design:</b> < 4 Floors; Contemporary	<b>View:</b> Garden; Lake; Pool
<b>Construction:</b> CBS; Frame	<b>Waterfront Details:</b> Lake; None
<b>Unit Desc:</b> Corner	<b>Cooling:</b> Central; Electric; Zoned
<b>Flooring:</b> Carpet; Wood Floor	<b>Heating:</b> Central; Electric; Zoned
<b>Furnished:</b> Unfurnished	<b>Security:</b> Burglar Alarm; Gate - Manned; Security Patrol; Security Sys- Owned
<b>Dining Area:</b> Dining-Living	<b>Membership:</b> Club Membership Req; Equity Purchase Req; Tennis Mmbrshp Incl
<b>Master Bedroom/Bath:</b> Bidet; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub	<b>Utilities:</b> 3-Phase Electric; Cable; Public Sewer; Public Water; Well Water
<b>Window Treatments:</b> Blinds; Impact Glass; Plantation Shutters	<b>Special Info:</b> Deed Restrictions; Sold As-Is
<b>Lot Description:</b> < 1/4 Acre; Paved Road	<b>Terms Considered:</b> Cash; Conventional
<b>Private Pool:</b> Equipment Included; Heated; Inground	<b>Parking:</b> 2 Spaces; Drive - Decorative; Driveway; Garage - Attached; Golf Cart; Vehicle Restrictions
<b>Storm Protection:</b> Impact Glass: Complete	<b>Roof:</b> S-Tile
<b>Restrict:</b> Buyer Approval; Commercial Vehicles Prohibited; Interview Required; No Lease; No Truck/RV; Up to 3 Pets	<b>Taxes:</b> City/County; Homestead
<b>Rooms:</b> Pool Bath	<b>Equestrian Features:</b>

**Equip/App:** Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Wall Oven; Washer; Water Heater - Elec

**SubdivInfo:** Bike - Jog; Clubhouse; Exercise Room; Game Room; Golf Course; Pool; Private Beach PvlN; Putting Green; Street Lights; Tennis

**Interior:** Ctdrl/Vault Ceilings; Entry Lvl Lvng Area; Laundry Tub; Pull Down Stairs; Sky Light(s); Split Bedroom; Volume Ceiling; W/D Hookup; Walk-in Closet

**Exterior:** Auto Sprinkler; Covered Patio; Fence; Open Patio

**Maintenance Fee Incl:** Cable; Common Areas; Lawn Care; Maintenance-Exterior; Manager; Reserve Funds; Security

**Days On Market:** 105

**Sold Price:**

**Sold Price Sqft:**

**Terms of Sale:**

**Sold Date:**

**Public Remarks:** A perfect home! Move-in ready with top-of-the-line everything. In 2010, the existing one-story home was completely remodeled and a second story was added. This increased the size of the home to 5BR/5BA. The new kitchen has substantial storage, a Kitchen-Aid Refrigerator and a "two drawer" dishwasher. Beautiful wood floors in the main living areas and carpet in the bedrooms. The bathrooms have walk-in showers with intricate tile work and exceptional finishes. There is a large covered patio and open patio with a sparkling free-form pool and colorful, manicured landscaping. A separate golf cart garage was added in 2013. California closets and an 80-gallon hot water heater.

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Area: 5230 Geo Area: PB28  
Legal Desc: FRENCHMANS CREEK PAR E-5 LT 4  
Subdivision: FRENCHMANS CREEK PAR E-5  
Development Name: FRENCHMANS CREEK

Model Name: Parcel ID: 52434130120000040 Front Exp: W  
Waterfront: No Waterfrontage: Garage Spaces: 2.5  
Multiple Ofrs Acptd: Carport Spaces:  
Lot Dimensions: 54.0 ft x 0.0 ft Taxes: 18,126 Tax Year: 2015 Private Pool: Yes  
Lot SqFt: 8,775 Special Assessment: Yes REO: No  
No Dock: Short Sale Addendum: No  
HOPA: Hopa Membership Fee Required: Yes Short Sale: No  
Zoning: PUD Membership Fee Amount: 175,000

Virtual Tour: <http://tour.vht.com/433448027/idx>

Living Room	26 X 17	Family Room	16 X 12	Master Bedroom	25 X 17	LivSqFt: 4,031	Bedrooms: 5
Kitchen	12 X 9			Bedroom 2	14 X 12	SqFt - Total: 4,823	Baths - Full: 6
Dining Area	12 X 12			Bedroom 3	14 X 12	SqFt Source: Tax Rolls	Baths - Half: 1
				Bedroom 4	13 X 15	Guest Hse:	Baths - Total: 6.1
				Bedroom 5	13 X 15	Yr Built: 1990	Pets Allowed: Yes
						Pool Size: 15 X 30	

HOA/POA/COA (Monthly): 1,694.08	Bldg #: 2	Land Lease:	Mobile Home Size:
Governing Bodies: HOA	Total Floors/Stories: 2	Recreation Lease:	Decal #:
Homeowners Assoc: Mandatory	Total Units in Bldg:	Min Days to Lease:	Serial #:
Lease Times p/Year: 0	Ttl Units in Complex:		Brand Name:
Application Fee: 0	Unit Floor #:		Total Assessed Value:
	Membership Fee Amount: 175,000		

Auction: No  
Directions: DONALD ROSS RD BETWEEN ALT. A-1-A AND PROSPERITY FARMS RD

**Design:** Contemporary  
**Construction:** CBS  
**Unit Desc:** On Golf Course  
**Flooring:** Ceramic Tile  
**Furnished:** Unfurnished  
**Dining Area:** Breakfast Area; Dining-Living  
**Master Bedroom/Bath:** Bidet; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Whirlpool Spa  
**Window Treatments:** Blinds; Double Hung Metal; Drapes; Sliding  
**Lot Description:** < 1/4 Acre; Zero Lot  
**Private Pool:** Gunite; Heated; Inground; Pool Size (W x L): 15 X 30  
**Storm Protection:**  
**Restrict:** Buyer Approval; No Truck/RV  
**Rooms:** Cabana Bath; Convertible Bedroom; Den/Office; Great; Laundry-Util/Closet  
**Equip/App:** Auto Garage Open; Central Vacuum; Dishwasher; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Washer; Water Heater - Elec  
**SubdivInfo:** Beach Club Available; Bike - Jog; Boating; Clubhouse; Golf Course; Library; Lobby; Pool; Spa-Hot Tub  
**Interior:** Bar; Closet Cabinets; Ctdrl/Vault Ceilings; Fire Sprinkler; Foyer; Laundry Tub; Pantry; Sky Light(s); Split Bedroom; Volume Ceiling; W/D Hookup; Walk-in Closet  
**Exterior:** Covered Patio; Fence; Lake/Canal Sprinkler; Zoned Sprinkler  
**Maintenance Fee Incl:** Common Areas; Parking; Pest Control; Pool Service; Roof Maintenance; Security; Trash Removal  
**Days On Market:** 155  
**Sold Price:** **Sold Price Sqft:** **Terms of Sale:** **Sold Date:**

**Public Remarks:** Move right in to this completely renovated home in Frenchmans Creek Beach and Country Club with a lovely water view! In addition to all the fabulous amenities Frenchmans Creek offers (including a private beach club & low density golf with 2 18 hole courses for only 600 plus homes), this home presents all impact glass, brand new kitchen, bathrooms, flooring and roof so all you need to worry about is your golf game and where you are going for dinner. Call to preview today!

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Area: 5230 Geo Area: PB28
Legal Desc: FRENCHMANS CREEK PAR E-3 LT 28 & WLY 1.50 FT OF TR L LYG ELY OF & ADJ THERETO

Subdivision: FRENCHMANS CREEK
Development Name: Frenchmans Creek

Model Name: MODIFIED/ EXTENDED VILLA C
Waterfront: Yes
Lot Dimensions: 78.0 ft x 0.0 ft
Lot SqFt: 13,215
HOPA: No Hopa
Zoning: PUD
Parcel ID: 52434130140000280
Front Exp: N
Garage Spaces: 2.5
Carport Spaces:
Private Pool: Yes
Taxes: 20,936
Tax Year: 2015
Special Assessment: No
Dock:
Membership Fee Required: Yes
Membership Fee Amount: 175,000

Virtual Tour: http://tours46.vht.com/LRF/T392183753/nobranding

Living Room 32 X 25 Den 14 X 14 Master Bedroom 20 X 16
Kitchen 18 X 18
Dining Room 32 X 25
LivSqFt: 4,157
SqFt - Total: 6,234
SqFt Source: Tax Rolls
Guest Hse:
Yr Built: 1989
Bedrooms: 3
Baths - Full: 4
Baths - Half: 1
Baths - Total: 4.1
Pets Allowed: Restricted

HOA/POA/COA (Monthly): 1,825
Governing Bodies: HOA
Homeowners Assoc: Mandatory
Lease Times p/Year:
Application Fee: 0
Bldg #:
Total Floors/Stories: 2
Total Units in Bldg:
Ttl Units in Complex:
Unit Floor #:
Membership Fee Amount: 175,000
Land Lease:
Recreation Lease:
Min Days to Lease:
Mobile Home Size:
Decal #:
Serial #:
Brand Name:
Total Assessed Value:

Auction: No
Directions: DONALD ROSS ROAD EAST OF ALT A1A TO FREN CREEK

Design: Contemporary; Multi-Level
Construction: CBS
Unit Desc: Multi-Level; On Golf Course
Flooring: Carpet; Marble; Wood Floor
Furnished: Unfurnished
Dining Area: Dining Family; Formal
Master Bedroom/Bath: 2 Master Baths; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub
Lot Description: West of US-1; 1/4 to 1/2 Acre; Paved Road; Sidewalks
Private Pool: Heated; Inground; Spa
Storm Protection: Accordion Shutters: Partial; Impact Glass: Partial
Restrict: Pet Restrictions
Rooms: Family; Great; Laundry-Inside
View: Golf; Lake
Waterfront Details: Lake
Cooling: Central
Heating: Central
Security: Gate - Manned; Security Sys-Owned
Membership: Club Membership Req; Equity Purchase Req; Golf Equity Avlbl
Utilities: Cable; Gas Natural; Public Sewer; Public Water
Special Info:
Terms Considered: Cash; Conventional
Parking: Driveway; Garage - Attached
Roof: S-Tile
Taxes: City/County
Equestrian Features:

Equip/App: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Gas; Refrigerator; Storm Shutters; Wall Oven; Washer
SubdivInfo: Beach Club Available; Bike - Jog; Business Center; Clubhouse; Community Room; Courtesy Bus; Exercise Room; Golf Course; Pool; Private Beach Pvl; Putting Green; Sidewalks; Spa-Hot Tub; Street Lights; Tennis; Beach Access by Easement
Interior: Bar; Built-in Shelves; Cook Island; Ctdrl/Vault Ceilings; Foyer; French Door; Laundry Tub; Pantry; Walk-in Closet
Exterior: Auto Sprinkler; Built-in Grill; Covered Patio; Open Patio; Shutters; Summer Kitchen
Maintenance Fee Incl: Common Areas; Security
Days On Market: 161
Sold Price:
Sold Price Sqft:
Terms of Sale:
Sold Date:

Public Remarks: Move in immediately into this elegant and modern pristine 3 bedroom 4 bath 2-story home on a cul-de-sac with unmatched long and wide lake views surrounded in lush golf course greens in the exclusive resort-like community of Frenchman's Creek. Chic style and sophistication expressed through an array of modern accents, neutral wall tones, light wood flooring, dark cabinetry, and custom staircase with banister. Large open living room with wrap around loft, custom wetbar basks in natural light through sky lights, large picture windows, and glass doors that frame outstanding lake, golf, and pool views.

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Area: 5230 Geo Area: PB28  
Legal Desc: FRENCHMANS CREEK PAR G-3 LT 35

Subdivision: FRENCHMANS CREEK PAR G-3

Development Name: Frenchmans Creek

Model Villa B - Parcel ID: 52434130070000350 Front Exp: NW  
Name: Expanded Waterfrontage: Garage Spaces: 2.5  
Waterfront: Yes Multiple Ofrs Acptd: Carport Spaces:  
Lot 88.0 ft x Taxes: 15,493.8 Private Pool: Yes  
Dimensions: 0.0 ft Tax Year: 2015 REO: No  
Lot SqFt: 10,422 Special Assessment: No Short Sale Addendum: No  
HOPA: No Hopa Dock: Short Sale: No  
Zoning: PUD Membership Fee Required: Yes  
Membership Fee Amount: 175,000  
Elementary School: Dwight D. Eisenhower Elementary School  
Middle School: Howell L. Watkins Middle School  
High School: William T. Dwyer High School

Virtual Tour: <http://www.hometakesvideos.com/showcase/index.php?id=6900&cat=tour&style=ub>

Living Room	23	X 16	Den	12	X 12	Master Bedroom	19'11'	X 15'7"	LivSqFt:	4,321	Bedrooms:	4
Kitchen	16'4"	X 16'3"	Family Room	19'9"	X 16'7"				SqFt - Total:	5,236	Baths - Full:	5
Dining Room	13	X 11'4"							SqFt Source:	Tax Rolls	Baths - Half:	0
									Guest Hse:		Baths - Total:	5
									Yr Built:	1988	Pets Allowed:	Restricted
									Pool Size:	16 x 40		

HOA/POA/COA (Monthly):	1,902.83	Bldg #:		Land Lease:		Mobile Home Size:	
Governing Bodies:	HOA	Total Floors/Stories:	2	Recreation Lease:		Decal #:	
Homeowners Assoc:	Mandatory	Total Units in Bldg:		Min Days to Lease:		Serial #:	
Lease Times p/Year:		Ttl Units in Complex:				Brand Name:	
Application Fee:	0	Unit Floor #:				Total Assessed Value:	
		Membership Fee Amount:	175,000				

Auction: No  
Directions: I95 Donald Ross Exit past A1A to Frenchman's Creek on Right.

**Design:** < 4 Floors; Contemporary; Villa  
**Construction:** CBS; Concrete  
**Unit Desc:** On Golf Course  
**Flooring:** Carpet; Marble  
**Furnished:** Furniture Negotiable  
**Dining Area:** Breakfast Area; Dining-Florida; Eat-In Kitchen  
**Master Bedroom/Bath:** 2 Master Baths; Bidet; Dual Sinks; Mstr Bdrm - Ground; Mstr Bdrm - Sitting; Separate Tub  
**Lot Description:** West of US-1; < 1/4 Acre; Cul-De-Sac  
**Private Pool:** Gunite; Pool Size (W x L): 16 x 40  
**Storm Protection:**  
**Restrict:** No Lease; Pet Restrictions  
**Rooms:** Attic; Convertible Bedroom; Den/Office; Great; Laundry-Inside; Studio Bedroom  
**View:** Golf; Lagoon  
**Waterfront Details:** Lake  
**Cooling:** Central; Electric; Zoned  
**Heating:** Central; Electric; Heat Pump-Reverse  
**Security:** Gate - Manned; Security Patrol  
**Membership:** Club Membership Req; Equity Purchase Req  
**Utilities:** 3-Phase Electric  
**Special Info:**  
**Terms Considered:** Cash; Conventional  
**Parking:** Garage - Attached; Golf Cart  
**Mobile Features:** Utility Room Outside  
**Roof:** Metal  
**Taxes:** City/County  
**Equestrian Features:**  
**Equip/App:**Auto Garage Open; Central Vacuum; Dishwasher; Dryer; Fire Alarm; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Washer; Water Heater - Elec; Water Softener-Owned  
**SubdivInfo:**Beach Club Available; Business Center; Clubhouse; Courtesy Bus; Exercise Room; Extra Storage; Game Room; Golf Course; Library; Lobby; Manager on Site; Pool; Putting Green; Sauna; Street Lights; Tennis; Beach Access by Easement  
**Interior:**Built-in Shelves; Closet Cabinets; Cook Island; Ctdrl/Vault Ceilings; Custom Mirror; Fire Sprinkler; Foyer; Laundry Tub; Pull Down Stairs; Sky Light(s); Volume Ceiling; Walk-in Closet  
**Exterior:**Auto Sprinkler; Covered Patio; Custom Lighting; Fence; Lake/Canal Sprinkler; Zoned Sprinkler  
**Maintenance Fee Incl:**  
**Days On Market:** 126  
**Sold Price:** **Sold Price Sqft:** **Sold Date:**  
**Terms of Sale:**

**Public Remarks:**Master suites both upstairs and downstairs. Great cul-de-sac location. Renovated in 2005 & 2006. Beautiful marble floors throughout. Lake and multiple fairway views. Waterfall in pool area and waterfall on golf course. Large double showers in master suite. Hurricane protection throughout. Low maintenance metal S-tile roof. 3 A.C. units, 2014 & 2015. Meticulously maintained inside and out. Spacious loft upstairs. Den/TV room downstairs.

**Presented by**  
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**Residential Customer Report**

**13770 Parc Drive, Palm Beach Gardens, FL 33410**

**List Price: \$1,394,970**

**MLS#: RX-10208583**

**St: Active**

**Type: Single Family Detached**

**List Price/SqFt: 307.8**

**County: Palm Beach**

**Area: 5230**

**Geo Area: PB28**

**Legal Desc: FRENCHMANS CREEK PAR G1 REPL SEC 2 LT 32B**

**Subdivision: Frenchmans Creek**

**Development Name: Frenchmans Creek**

<b>Model Name:</b>	<b>Parcel ID:</b>	52434130220000320	<b>Front Exp:</b>	S
<b>Waterfront:</b>	<b>Waterfrontage:</b>	No	<b>Garage Spaces:</b>	2
<b>Lot SqFt:</b>	<b>Multiple Ofrs Acptd:</b>	8,719	<b>Carport Spaces:</b>	
<b>Taxes:</b>	<b>Private Pool:</b>	13,276.4	<b>REO:</b>	No
<b>No Tax Year:</b>	<b>Special Assessment:</b>	No	<b>Short Sale Addendum:</b>	No
<b>HOPA: Hopa</b>	<b>Dock:</b>		<b>Short Sale:</b>	No
<b>Zoning: PUD</b>	<b>Membership Fee Required:</b>	Yes		
	<b>Membership Fee Amount:</b>	175,000		
	<b>Elementary School:</b>	Dwight D. Eisenhower Elementary School		
	<b>Middle School:</b>	Howell L. Watkins Middle School		
	<b>High School:</b>	William T. Dwyer High School		



**Virtual Tour:** <https://photos.smugmug.com/photos/i-8SvDK4n/0/1920/i-8SvDK4n-1920.mp4>

<b>Living Room</b>	20 X 16	<b>Master Bedroom</b>	21 X 17	<b>LivSqFt:</b>	4,532	<b>Bedrooms:</b>	5
<b>Kitchen</b>	20 X 10	<b>Bedroom 2</b>	14 X 12	<b>SqFt - Total:</b>	5,517	<b>Baths - Full:</b>	4
		<b>Bedroom 3</b>	14 X 11	<b>SqFt Source:</b>	Tax Rolls	<b>Baths - Half:</b>	1
				<b>Guest Hse:</b>		<b>Baths - Total:</b>	4.1
				<b>Yr Built:</b>	1999	<b>Pets Allowed:</b>	Restricted

<b>HOA/POA/COA (Monthly):</b>	1,602.33	<b>Bldg #:</b>		<b>Land Lease:</b>		<b>Mobile Home Size:</b>	
<b>Governing Bodies:</b>	HOA	<b>Total Floors/Stories:</b>	2	<b>Recreation Lease:</b>		<b>Decal #:</b>	
<b>Homeowners Assoc:</b>	Mandatory	<b>Total Units in Bldg:</b>		<b>Min Days to Lease:</b>		<b>Serial #:</b>	
<b>Lease Times p/Year:</b>		<b>Ttl Units in Complex:</b>				<b>Brand Name:</b>	
<b>Application Fee:</b>	0	<b>Unit Floor #:</b>				<b>Total Assessed Value:</b>	
		<b>Membership Fee Amount:</b>	175,000				

**Auction:** No  
**Directions:** I-95 to Donald Ross east past Alt A1A, Frenchman's Creek on right

<b>Design:</b> Contemporary; Courtyard	<b>View:</b> Garden
<b>Construction:</b> CBS; Concrete	<b>Waterfront Details:</b> None
<b>Unit Desc:</b>	<b>Cooling:</b> Central; Electric
<b>Flooring:</b> Carpet; Marble; Tile; Wood Floor	<b>Heating:</b> Central; Electric; Zoned
<b>Furnished:</b> Unfurnished	<b>Security:</b> Private Guard; Security Patrol
<b>Dining Area:</b> Breakfast Area; Dining-Florida; Dining/Kitchen; Formal	<b>Membership:</b> Club Membership Req; Golf Purchase
<b>Master Bedroom/Bath:</b> 2 Master Baths; Bidet; Dual Sinks; Mstr Bdrm - Ground; Separate Tub; Whirlpool Spa	<b>Utilities:</b> 3-Phase Electric; Cable; Public Sewer
<b>Lot Description:</b> < 1/4 Acre	<b>Special Info:</b> Sold As-Is
<b>Private Pool:</b> Inground	<b>Terms Considered:</b> Cash; Conventional
<b>Storm Protection:</b>	<b>Parking:</b> 2 Spaces; Garage - Attached
<b>Restrict:</b> Other	<b>Roof:</b> Concrete Tile
<b>Rooms:</b> Den/Office; Family; Great	<b>Taxes:</b> City/County
	<b>Equestrian Features:</b>
<b>Equip/App:</b> Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Microwave; Refrigerator; Smoke Detector; Washer; Water Heater - Elec	
<b>SubdivInfo:</b> Basketball; Beach Club Available; Bike - Jog; Business Center; Clubhouse; Community Room; Exercise Room; Extra Storage; Golf Course; Library; Pool; Tennis	
<b>Interior:</b> Built-in Shelves; Closet Cabinets; French Door; Laundry Tub; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	
<b>Exterior:</b> Auto Sprinkler; Covered Patio; Custom Lighting; Deck; Open Patio	
<b>Maintenance Fee Incl:</b> Common Areas; Security	
<b>Days On Market:</b> 162	
<b>Sold Price:</b>	<b>Sold Price Sqft:</b>
	<b>Terms of Sale:</b>
	<b>Sold Date:</b>

**Public Remarks:** This magnificent 5BR/4½BA luxury Frenchman's Creek home, one of the newest built, has a desirable open floorplan with a tropical pool/spa courtyard, sitting adjacent to a large, tropical, park-like private property, giving this property nearly one full acre in perpetuity. The bright and spacious interior has soaring volume ceilings, wall-to-wall windows and doors, marble and real hardwood flooring, recessed lighting, crown molding, and numerous high-quality architectural niches and features. The wide-open kitchen has spacious cabinets, granite countertops, and panoramic views of the outdoors. The huge master suite has French doors leading to the patio, an elegant chandelier, spa-like bath, and a sitting area with bay window. The large pool area has expansive courtyard views.

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Area: 5230 Geo Area: PB28  
Legal Desc: FRENCHMANS CREEK REPL PAR A2 LT 35

Subdivision: FRENCHMANS CREEK PAR A2

Development Name: F C BEACH & COUNTRY CLUB

Model Name: Parcel ID: 52434130200000350 Front Exp: W  
Waterfront: Yes Waterfrontage: Garage Spaces: 2.5  
Multiple Ofrs Acptd: Carport Spaces: 0  
Lot SqFt: Taxes: 19,472 Private Pool: Yes  
HOPA: No Hopa Tax Year: 2015 REO: No  
Zoning: Residential Special Assessment: Yes Short Sale Addendum: No  
Dock: Short Sale: No  
Membership Fee Required: Yes  
Membership Fee Amount: 175,000  
High School: Academic Solutions High School

Virtual Tour:

Living Room	20 X 16	Den	15 X 14	Master Bedroom	21 X 16	LivSqFt: 4,558	Bedrooms: 5
Kitchen	16 X 16	Family Room	20 X 16	Bedroom 2	19 X 14.5	SqFt - Total: 5,795	Baths - Full: 5
		Porch	24 X 21	Bedroom 3	16 X 13	SqFt Source: Other	Baths - Half: 1
				Bedroom 4	16 X 13	Guest Hse:	Baths - Total: 5.1
				Bedroom 5	16 X 11	Yr Built: 1991	Pets Allowed: Yes
						Pool Size: 30 x 15	

HOA/POA/COA (Monthly): 1,774.42	Bldg #:	Land Lease:	Mobile Home Size:
Governing Bodies: HOA	Total Floors/Stories: 2	Recreation Lease:	Decal #:
Homeowners Assoc: Mandatory	Total Units in Bldg:	Min Days to Lease:	Serial #:
Lease Times p/Year:	Ttl Units in Complex:		Brand Name:
Application Fee: 0	Unit Floor #: 1		Total Assessed Value:
	Membership Fee Amount: 175,000		

Auction: No  
Directions: Donald Ross Road, south side, between Alt. A1A and Prosperity Farms Road.

**Design:** Mediterranean **View:** Canal; Pool  
**Construction:** CBS **Waterfront Details:** Interior Canal; Navigable; Canal Width 1 - 80  
**Unit Desc:** **Cooling:** Central; Electric; Zoned  
**Flooring:** Carpet; Marble; Wood Floor **Heating:** Central; Electric; Zoned  
**Furnished:** Furnished **Security:** Burglar Alarm; Gate - Manned; Security Patrol; Security Sys-  
**Dining Area:** Dining Family **Owned**  
**Master Bedroom/Bath:** Bidet; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Whirlpool **Membership:** Club Membership Req; Equity Purchase Req  
**Spa** **Utilities:** 3-Phase Electric; Cable; Gas Bottle; Public Sewer; Public Water  
**Window Treatments:** Blinds; Drapes; Impact Glass; Plantation Shutters **Special Info:**  
**Lot Description:** 1/4 to 1/2 Acre **Terms Considered:** Cash; Conventional  
**Private Pool:** Equipment Included; Heated; Inground; Spa; Pool Size (W x L): 30 x 15 **Parking:** Drive - Decorative; Garage - Attached; Golf Cart  
**Storm Protection:** Impact Glass: Complete; Curr Owner Wind Mitig Cert Avail **Roof:** S-Tile  
**Restrict:** Buyer Approval; No Lease; No Truck/RV **Taxes:** Homestead  
**Rooms:** Cabana Bath; Den/Office; Family; Laundry-Inside **Equestrian Features:**  
**Equip/Appl:** Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Gas  
**SubdivInfo:** Beach Club Available; Bike - Jog; Business Center; Clubhouse; Exercise Room; Game Room; Golf Course; Pool; Private Beach PvlN; Putting Green; Street Lights; Tennis  
**Interior:** Entry Lvl Lvng Area; French Door; Laundry Tub; Volume Ceiling; Walk-in Closet  
**Exterior:** Auto Sprinkler; Built-in Grill; Screen Porch; Summer Kitchen  
**Maintenance Fee Incl:** Cable; Common Areas; Lawn Care; Manager; Reserve Funds; Security  
**Days On Market:** 8  
**Sold Price:** **Sold Price Sqft:** **Sold Date:**  
**Terms of Sale:**

**Public Remarks:** This home is a gem! It has 5 BRs/5.5 Baths, an oversized 2.5-car garage with tiled floor and magnificent outdoor entertainment area surrounding the pool and spa. A new Spanish "S" tile roof redone in 2006. In 2008, renovations included a 953 sq.' second Master Suite on first floor plus a 686 sq.' covered patio, loggia and entry way. This home has been tastefully, extensively and expensively updated. Hurricane windows throughout. Floors in the main living areas and the stairs are coquina stone; wood floors in the new master suite and office; carpet in the four bedrooms. Outdoor entertainment areas include a 20x24 screened porch with cathedral vaulted ceiling and a summer kitchen with all Stainless Steel appliances, including Bar-B-Que, icemaker and three refrigerated drawers.

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<b>Model</b>	Custom	<b>Parcel ID:</b>	52434129090000210	<b>Front Exp:</b>	NW
<b>Name:</b>	Estate	<b>Waterfrontage:</b>	113.33	<b>Garage Spaces:</b>	3
<b>Waterfront:</b>	Yes	<b>Multiple Ofrs Acptd:</b>		<b>Carport Spaces:</b>	
	317.98	<b>Taxes:</b>	33,795.2	<b>Private Pool:</b>	Yes
	ft x	<b>Tax Year:</b>	2015	<b>REO:</b>	No
<b>Lot</b>	113.33	<b>Special Assessment:</b>	No	<b>Short Sale Addendum:</b>	No
<b>Dimensions:</b>	ft	<b>Dock:</b>	40 ft. Vessel	<b>Short Sale:</b>	No
<b>Lot SqFt:</b>	37,175	<b>Membership Fee Required:</b>	Yes		
	No	<b>Membership Fee Amount:</b>	175,000		
<b>HOPA:</b>	Hopa				
<b>Zoning:</b>	PUD				

Elementary School: Dwight D. Eisenhower Elementary School

Middle School: Howell L. Watkins Middle School

High School: William T. Dwyer High School

Virtual Tour:

<b>Living Room</b>	26 X 32	<b>Master Bedroom</b>	24 X 17	<b>LivSqFt:</b>	5,492	<b>Bedrooms:</b>	5
<b>Kitchen</b>	20 X 12	<b>Bedroom 2</b>	20 X 13	<b>SqFt - Total:</b>	7,852	<b>Baths - Full:</b>	7
<b>Dining Room</b>	16 X 12	<b>Bedroom 3</b>	13 X 15	<b>SqFt Source:</b>	Tax Rolls	<b>Baths - Half:</b>	1
		<b>Bedroom 4</b>	19 X 20	<b>Guest Hse:</b>		<b>Baths - Total:</b>	7.1
		<b>Bedroom 5</b>	10 X 9	<b>Yr Built:</b>	1990	<b>Pets Allowed:</b>	Yes

<b>HOA/POA/COA (Monthly):</b>	1,441.17	<b>Bldg #:</b>		<b>Land Lease:</b>		<b>Mobile Home Size:</b>	
<b>Governing Bodies:</b>	HOA	<b>Total Floors/Stories:</b>	2	<b>Recreation Lease:</b>		<b>Decal #:</b>	
<b>Homeowners Assoc:</b>	Mandatory	<b>Total Units in Bldg:</b>		<b>Min Days to Lease:</b>		<b>Serial #:</b>	
<b>Lease Times p/Year:</b>		<b>Ttl Units in Complex:</b>				<b>Brand Name:</b>	
<b>Application Fee:</b>	0	<b>Unit Floor #:</b>	1			<b>Total Assessed Value:</b>	
		<b>Membership Fee Amount:</b>	175,000				

Auction: No  
Directions: From I95 East on Donald Ross to Frenchmans Creek on the right.

<b>Design:</b>		<b>View:</b>	
<b>Construction:</b>	CBS	<b>Waterfront Details:</b>	Fixed Bridges; Interior Canal; Navigable; Seawall
<b>Unit Desc:</b>		<b>Cooling:</b>	Central
<b>Flooring:</b>	Tile	<b>Heating:</b>	Central
<b>Furnished:</b>	Unfurnished	<b>Security:</b>	
<b>Dining Area:</b>		<b>Utilities:</b>	3-Phase Electric; Public Sewer; Public Water
<b>Master Bedroom/Bath:</b>	Mstr Bdrm - Ground	<b>Special Info:</b>	
<b>Storm Protection:</b>		<b>Terms Considered:</b>	Cash; Conventional
<b>Restrict:</b>	Commercial Vehicles Prohibited; No Lease; Pet Restrictions	<b>Taxes:</b>	City/County
<b>Rooms:</b>	Cabana Bath; Den/Office; Family; Laundry-Inside; Laundry-Util/Closet	<b>Equestrian Features:</b>	
<b>Equip/App:</b>	None		
<b>SubdivInfo:</b>	Beach Club Available; Clubhouse; Community Room; Courtesy Bus; Exercise Room; Golf Course; Library; Manager on Site; Putting Green; Tennis; Beach		
<b>Access by Easement:</b>			
<b>Interior:</b>	Ctdrl/Vault Ceilings; Fireplace(s); Split Bedroom; Wet Bar		
<b>Maintenance Fee Incl:</b>			
<b>Days On Market:</b>	81		
<b>Sold Price:</b>		<b>Sold Price Sqft:</b>	
		<b>Terms of Sale:</b>	
		<b>Sold Date:</b>	

Public Remarks: One of the very best water view lots in the area just under an acre wonderful quiet serene setting on the water. Great dock with electric and water for 40 foot plus boat. Southeast exposure cul de sac with only 7 homes. Gorgeous huge treed back yard setting big enough for 60 ft plus pool, volley ball court, fire pit, separate guest house and more.

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Area: 5230 Geo Area: PB28  
 Legal Desc: FRENCHMANS CREEK PAR E-1 LT 26

Subdivision: Frenchmans Creek

Development Name: Frenchmans Creek

<b>Model Name:</b>	<b>Parcel ID:</b>	52434130110000260	<b>Front Exp:</b>	W
<b>Waterfront:</b> Yes	<b>Waterfrontage:</b>	115	<b>Garage Spaces:</b>	2.5
<b>Lot SqFt:</b> 22,946	<b>Taxes:</b>	26,834.7	<b>Carport Spaces:</b>	
<b>HOPA:</b> Hopa	<b>Tax Year:</b>	2015	<b>Private Pool:</b>	Yes
<b>Zoning:</b> PCD(c)	<b>Special Assessment:</b>	No	<b>REO:</b>	No
	<b>Dock:</b>		<b>Short Sale Addendum:</b>	No
	<b>Membership Fee Required:</b>	Yes	<b>Short Sale:</b>	No
	<b>Membership Fee Amount:</b>	175,000		

Virtual Tour:

<b>Living Room</b>	22 X 18	<b>Den</b>	15 X 13	<b>Master Bedroom</b>	20 X 18	<b>LivSqFt:</b> 6,270	<b>Bedrooms:</b> 4
<b>Kitchen</b>	14 X 14			<b>Bedroom 2</b>	20 X 18	<b>SqFt - Total:</b> 9,677	<b>Baths - Full:</b> 4
<b>Dining Room</b>	24 X 12					<b>SqFt Source:</b> Floor Plan	<b>Baths - Half:</b> 1
<b>Dining Area</b>	11 X 12					<b>Guest Hse:</b>	<b>Baths - Total:</b> 4.1
						<b>Yr Built:</b> 1992	<b>Pets Allowed:</b> Yes
						<b>Pool Size:</b> 50 X 15	

<b>HOA/POA/COA (Monthly):</b> 1,289.16	<b>Bldg #:</b>	<b>Land Lease:</b>	<b>Mobile Home Size:</b>
<b>Governing Bodies:</b> HOA	<b>Total Floors/Stories:</b> 2	<b>Recreation Lease:</b>	<b>Decal #:</b>
<b>Homeowners Assoc:</b> Mandatory	<b>Total Units in Bldg:</b>	<b>Min Days to Lease:</b>	<b>Serial #:</b>
<b>Lease Times p/Year:</b>	<b>Ttl Units in Complex:</b>		<b>Brand Name:</b>
<b>Application Fee:</b> 0	<b>Unit Floor #:</b>		<b>Total Assessed Value:</b>
	<b>Membership Fee Amount:</b> 175,000		

Auction: No

Directions: I95 TO DONALD ROSS EAST PAST A1A FIRST RIGHT IS FRENCHMAN'S CREEK

<b>Design:</b> Contemporary	<b>View:</b> Golf; Lake
<b>Construction:</b> CBS	<b>Waterfront Details:</b> Lake
<b>Unit Desc:</b> On Golf Course	<b>Cooling:</b> Central; Electric
<b>Flooring:</b> Carpet; Marble	<b>Heating:</b> Central; Electric
<b>Furnished:</b> Unfurnished	<b>Security:</b> Gate - Manned
<b>Dining Area:</b> Dining/Kitchen; Formal	<b>Membership:</b> Equity Purchase Req
<b>Guest House:</b> 1 Bath; 1 Bedrooms; Patio	<b>Utilities:</b> 3-Phase Electric; Public Sewer; Public Water
<b>Master Bedroom/Bath:</b> Bidet; Dual Sinks; Mstr Bdrm - Ground; Mstr Bdrm - Sitting; Separate Shower; Separate Tub; Spa Tub & Shower	<b>Special Info:</b>
<b>Lot Description:</b> 1/2 to < 1 Acre	<b>Terms Considered:</b> Cash; Conventional
<b>Private Pool:</b> Inground; Pool Size (W x L): 50 X 15	<b>Parking:</b> Garage - Attached
<b>Storm Protection:</b>	<b>Taxes:</b> City/County
<b>Restrict:</b> Other	<b>Equestrian Features:</b>
<b>Rooms:</b> Den/Office; Great; Maid/In-Law; Storage	
<b>Equip/Apppl:</b> Auto Garage Open; Dishwasher; Dryer; Fire Alarm; Ice Maker; Microwave; Smoke Detector; Washer; Water Heater - Elec; Water Softener-Owned	
<b>SubdivInfo:</b> Basketball; Bike - Jog; Boating; Clubhouse; Elevator; Exercise Room; Golf Course; Lobby; Picnic Area; Pool; Tennis	
<b>Interior:</b> Bar; Built-in Shelves; Cook Island; Ctdrl/Vault Ceilings; Entry Lvl Lvng Area; Foyer; Laundry Tub; Pantry; Roman Tub; Sky Light(s); Split Bedroom; Volume Ceiling; Walk-in Closet; Wet Bar	
<b>Exterior:</b> Auto Sprinkler; Covered Patio; Custom Lighting; Open Porch; Screened Patio	
<b>Maintenance Fee Incl:</b> Common Areas; Security	
<b>Days On Market:</b> 30	
<b>Sold Price:</b>	<b>Sold Price Sqft:</b>
	<b>Terms of Sale:</b>
	<b>Sold Date:</b>

**Public Remarks:** This gorgeous, 5,544-square-foot estate home offers panoramic lake and golf course views on one of the most private lots in all of Frenchman's Creek. With 24-ft ceilings and oversized clerestory windows, the beautiful natural light flows evenly throughout the space. This home is designed and detailed with marble floorings, crown and wall moldings, exquisite built-ins, and designer window coverings. Situated on an extremely private lot, this home offers an outdoor living area that creates a serene and pleasant environment for relaxing and entertaining. Designed with the chef in mind, the kitchen features granite countertops, stainless steel appliances, and a center island with a gas cooktop. The entire wall of butted glass opens the large eat-in kitchen up to the magnificent views of the

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Area: 5230      Geo Area: PB28  
**Legal Desc:** FRENCHMANS CREEK PAR D LT 11  
**Subdivision:** FRENCHMANS CREEK  
**Development Name:** FRENCHMANS CREEK  
**Model Name:** CUSTOM      **Parcel ID:** 52434130040000110      **Front Exp:** SW  
**Waterfront:** Yes      **Waterfrontage:**      **Garage Spaces:** 3.5  
**Lot Dimensions:** 122.0 ft x 0.0 ft      **Multiple Ofrs Acptd:**      **Carport Spaces:**  
**Lot SqFt:** 22,681      **Taxes:** 13,239      **Private Pool:** Yes  
**HOPA:** No Hopa      **Tax Year:** 2015      **REO:** No  
**Zoning:** PUD      **Special Assessment:** No      **Short Sale Addendum:** No  
    **Dock:**      **Short Sale:** No  
    **Membership Fee Required:** Yes  
    **Membership Fee Amount:** 175,000

Virtual Tour: <https://vimeo.com/166644425>

<b>Living Room</b>	23 X 22	<b>Master Bedroom</b>	17 X 23	<b>LivSqFt:</b> 6,323	<b>Bedrooms:</b> 4
<b>Kitchen</b>	15 X 24	<b>Bedroom 2</b>	14 X 17	<b>SqFt - Total:</b> 8,240	<b>Baths - Full:</b> 5
<b>Dining Room</b>	15 X 16	<b>Bedroom 3</b>	15 X 14	<b>SqFt Source:</b> Developer	<b>Baths - Half:</b> 2
		<b>Bedroom 4</b>	15 X 13	<b>Guest Hse:</b>	<b>Baths - Total:</b> 5.2
				<b>Yr Built:</b> 2015	<b>Pets Allowed:</b> Restricted

<b>HOA/POA/COA (Monthly):</b> 1,351.33	<b>Bldg #:</b>	<b>Land Lease:</b>	<b>Mobile Home Size:</b>
<b>Governing Bodies:</b> HOA	<b>Total Floors/Stories:</b> 1	<b>Recreation Lease:</b>	<b>Decal #:</b>
<b>Homeowners Assoc:</b> Mandatory	<b>Total Units in Bldg:</b>	<b>Min Days to Lease:</b>	<b>Serial #:</b>
<b>Lease Times p/Year:</b>	<b>Ttl Units in Complex:</b>		<b>Brand Name:</b>
<b>Application Fee:</b> 0	<b>Unit Floor #:</b>		<b>Total Assessed Value:</b>
	<b>Membership Fee Amount:</b> 175,000		

**Auction:** No  
 Directions: DONALD ROSS RD BETWEEN ALT A1A AND PROSPERITY FARMS RD

**Design:** Contemporary  
**Construction:** CBS  
**Unit Desc:**  
**Flooring:** Carpet; Wood Floor; Other  
**Furnished:** Furniture Negotiable; Unfurnished  
**Dining Area:** Breakfast Area; Dining/Kitchen; Formal  
**Master Bedroom/Bath:** 2 Master Baths; Mstr Bdrm - Ground; Separate Shower; Separate Tub  
**Window Treatments:** Impact Glass  
**Lot Description:** West of US-1; 1/2 to < 1 Acre; Paved Road; Sidewalks  
**Private Pool:** Heated; Inground  
**Storm Protection:** Impact Glass: Complete  
**Restrict:** Pet Restrictions  
**Rooms:** Cabana Bath; Den/Office; Laundry-Util/Closet; Recreation; Storage  
**Equip/App:** Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Gas; Refrigerator; Smoke Detector; Washer  
**SubdivInfo:** Beach Club Available; Bike - Jog; Billiards; Cabana; Clubhouse; Community Room; Courtesy Bus; Exercise Room; Golf Course; Manager on Site; Pool; Private Beach Pvin; Putting Green; Sidewalks; Spa-Hot Tub; Street Lights; Tennis  
**Interior:** Built-in Shelves; Cook Island; Foyer; French Door; Laundry Tub; Pantry; Volume Ceiling; Walk-in Closet  
**Exterior:** Built-in Grill; Covered Patio; Open Patio; Summer Kitchen  
**Maintenance Fee Incl:** Common Areas; Security  
**Days On Market:** 380  
**Sold Price:**      **Sold Price Sqft:**      **Sold Date:**  
                                  **Terms of Sale:**

**Public Remarks:** Outstanding custom estate home has four bedrooms, seven bathrooms, a huge master bedroom suite, a large club room and an oversized loggia. The house is 6,300 square feet of open space with a gourmet kitchen, extraordinary finishes, a three car garage, plus an over sized golf cart garage. Located on a quiet water lot, it's placement in Frenchman's Creek offers the buyer a rare opportunity to purchase new construction built by Onshore Construction. \*\*furniture seen in home can be purchased for \$250,000.

**Presented by**  
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Area: 5230 Geo Area: PB28

Legal Desc: FRENCHMANS CREEK PAR B LT 60

Subdivision: FRENCHMANS CREEK

Development Name: Frenchmans Creek

<b>Model</b>	Custom	<b>Parcel ID:</b>	52434129090000600	<b>Front Exp:</b>	S
<b>Name:</b>	Courtyard	<b>Waterfrontage:</b>		<b>Garage Spaces:</b>	5
<b>Waterfront:</b>	No	<b>Multiple Ofrs Acptd:</b>		<b>Carport Spaces:</b>	
<b>Lot</b>	129.0 ft x	<b>Taxes:</b>	16,871.2	<b>Private Pool:</b>	Yes
<b>Dimensions:</b>	0.0 ft	<b>Tax Year:</b>	2015	<b>REO:</b>	No
<b>Lot SqFt:</b>	31,965	<b>Special Assessment:</b>	No	<b>Short Sale Addendum:</b>	No
<b>HOPA:</b>	No Hopa	<b>Dock:</b>		<b>Short Sale:</b>	No
<b>Zoning:</b>	PCD(ci)	<b>Membership Fee Required:</b>	Yes		
		<b>Membership Fee Amount:</b>	175,000		
		<b>Elementary School:</b>	Dwight D. Eisenhower Elementary School		
		<b>Middle School:</b>	Howell L. Watkins Middle School		
		<b>High School:</b>	William T. Dwyer High School		

Virtual Tour:

<b>Living Room</b>	40 X 22	<b>Den</b>	25 X 18	<b>Master Bedroom</b>	32 X 18	<b>LivSqFt:</b>	6,671	<b>Bedrooms:</b>	4
<b>Kitchen</b>	20 X 16	<b>Family Room</b>	32 X 22	<b>Bedroom 2</b>	14 X 16	<b>SqFt - Total:</b>	8,727	<b>Baths - Full:</b>	5
<b>Dining Area</b>	16 X 14			<b>Bedroom 3</b>	14 X 16	<b>SqFt Source:</b>	Tax Rolls	<b>Baths - Half:</b>	1
<b>Utility Room</b>	15 X 11			<b>Bedroom 4</b>	13 X 16	<b>Guest Hse:</b>		<b>Baths - Total:</b>	5.1
						<b>Yr Built:</b>	1990	<b>Pets Allowed:</b>	Yes
						<b>Pool Size:</b>	15X36		

<b>HOA/POA/COA (Monthly):</b>	1,351.33	<b>Bldg #:</b>		<b>Land Lease:</b>		<b>Mobile Home Size:</b>	
<b>Governing Bodies:</b>	HOA	<b>Total Floors/Stories:</b>	1	<b>Recreation Lease:</b>		<b>Decal #:</b>	
<b>Homeowners Assoc:</b>	Mandatory	<b>Total Units in Bldg:</b>		<b>Min Days to Lease:</b>		<b>Serial #:</b>	
<b>Lease Times p/Year:</b>		<b>Ttl Units in Complex:</b>				<b>Brand Name:</b>	
<b>Application Fee:</b>	0	<b>Unit Floor #:</b>	1			<b>Total Assessed Value:</b>	
		<b>Membership Fee Amount:</b>	175,000				

Auction: No  
Directions: 1-95 to Donald Ross Rs. East past Alt. A-1-A. Right to Frenchman's Creek

**Design:** < 4 Floors; Other Arch  
**Construction:** CBS  
**Unit Desc:**  
**Flooring:** Carpet; Marble; Tile; Wood Floor  
**Furnished:** Unfurnished  
**Dining Area:** Breakfast Area; Dining-Living  
**Master Bedroom/Bath:** 2 Master Baths; Bidet; Dual Sinks; Separate Shower; Whirlpool Spa  
**Window Treatments:** Awning; Blinds; Drapes; Picture; Sliding; Solar Tinted; Verticals  
**Lot Description:** 1/2 to < 1 Acre; Corner Lot; Cul-De-Sac; Private Road  
**Private Pool:** Gunite; Heated; Inground; Spa; Pool Size (W x L): 15X36  
**Storm Protection:**  
**Restrict:** Buyer Approval; Lease OK; 3 Pets  
**Rooms:** Cabana Bath; Den/Office; Family; Great; Laundry-Util/Closet; Maid/In-Law  
**Equip/App:**Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Fire Alarm; Ice Maker; Microwave; Purifier; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec; Water Softener-Owned  
**SubdivInfo:**Basketball; Bike - Jog; Bike Storage; Business Center; Clubhouse; Community Room; Elevator; Exercise Room; Golf Course; Lobby; Pool; Private Beach PvlN; Putting Green; Sauna; Tennis  
**Interior:**Bar; Built-in Shelves; Closet Cabinets; Custom Mirror; Fire Sprinkler; Foyer; French Door; Laundry Tub; Pantry; Pull Down Stairs; Sky Light(s); Split Bedroom; Volume Ceiling; W/D Hookup; Walk-in Closet; Wet Bar  
**Maintenance Fee Incl:** Cable; Common Areas; Maintenance-Exterior; Security  
**Days On Market:** 8  
**Sold Price:** **Sold Price Sqft:** **Terms of Sale:** **Sold Date:**

**Public Remarks:** Completely renovated courtyard home on 3/4 acre corner lot. Magnificent outside doors are Steel reinforced and an impressive entry to courtyard. There are hurricane shutters throughout home. The guest house is a double suite with wet bar. The large rock waterfall frames the heated pool and spa and creates a wonderful outdoor tropical paradise. The main house has two separate bedroom suites and a master with two separate baths and a huge library. Marble and wood adorn the floors and hand crafted built-ins are especially beautiful in the library and Master bedroom. Kitchen was all new in 2012 and is open to the living and family room. The garage can hold 5 cars and there is a large circular driveway. Built-in Entertainment Center in Family room. A custom desk in Library/Den with paneling and

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All 606 households are members within a single membership category. No outside memberships are offered. We have only one master POA. Other communities have multiple association layers of POA's, adding extra costs.

May 1, 2016 - April 30, 2017

**MEMBERSHIP EQUITY** **\$175,000** **\$60,000 (Refundable)**

**CLUB DUES** **Annual** **\*\$26,867** **Per 6 Payments\***

Service Charge **\*\$1,800** **\$300.00**

Capital Replenishment **\*\$2,400** **\$400.00**

\* RECREATIONAL DUES ARE BILLED IN SIX INSTALLMENTS FROM MARCH TO AUGUST

**PROPERTY OWNERS' ASSOCIATION DUES** **Per 12 Payments**

Custom/Estate **\$16,899** **\$1,408.25**

Patio A **\$21,157** **\$1,763.08**

Patio B **\$21,239** **\$1,769.92**

Patio C **\$21,293** **\$1,774.42**

Townhome A **\$19,979** **\$1,664.92**

Townhome B **\$20,038** **\$1,669.83**

Townhome C **\$20,078** **\$1,673.17**

Villa A **\$22,722** **\$1,893.50**

Villa B **\$22,834** **\$1,902.83**

Villa C **\$22,909** **\$1,909.08**

Waterfront Properties **add** **\$395** **\$32.92**

**CAPITAL IMPROVEMENT FUNDING\*\***

19th Hole **Total** **\$3,973.32** **Monthly - April 2017** **\$45.12**

Back of the House **\$4,008.00** **- January 2025** **\$34.00**

Fitness Center **\$7,680.00** **- January 2025** **\$66.00**

\*\* Please contact Accounting for outstanding balance per property

## Amenities and Services included in the Beach & Country Club annual dues with no additional charges:

### GOLF

- Two 18-hole Championship golf courses with six sets of tees for all levels of players
- Lockers and bag storage
- Full practice facility & short game area
- Trail fees
- Cart & range fees
- Handicap service
- Green fees
- Club fitting
- Practice balls
- Group clinics
- Mill River Plan pro shop

### TENNIS

- 16 Har-Tru courts, (nine lighted)
- A stadium court
- Group clinics
- Guest fees
- Mill River Plan pro shop

### FITNESS & SPA

- Fitness center with state-of-the-art equipment
- Sauna & steam room
- Full service spa
- Weight control guidance
- Resort-style pool
- Lap pool
- Snacks
- Bottled water, tea, champagne

### BEACH CLUB

- Pool
- Beach
- Lockers
- Showers
- Sunscreen
- Cabanas
- Towels
- Umbrellas
- Chairs
- Valet
- Wi-Fi

### CLUBHOUSE

- Meeting rooms
- Private party facilities
- Complete business center
- Wi-Fi
- Library
- Card rooms
- Bottled water, coffee, tea, fruit
- Valet
- Full building generator

### FIVE RESTAURANTS

- Open seven days a week
- Home delivery
- Breakfast
- Fruits
- Bottled water
- Coffee bar
- Dinner hors d'oeuvres
- Snacks
- Cookies
- Tea service

### BUSINESS CENTER

- Full service Wi-Fi meeting rooms
- Computer center
- Library

## Property Owners Association - Services included in annual fees:

- Premium cable TV
- High-speed internet services
- Gate Security 24/7 with full-time paramedic on staff; canine patrol, perimeter fencing, waterway patrol, alarm monitoring
- Common area landscape
- Infrastructure reserves for maintenance of roads, drainage, lakes and waterways
- Mailbox, lamp post, street light maintenance and repair
- Wildlife control; animal trapping and removal
- Vendor screening service
- Dog park, fishing lakes maintenance
- Notary service, package receipt
- Community direct-connect to FPL substation
- Hurricane preparation, shelter and post-hurricane cleanup service

### Patio, Villas, & Town homes:

- Exterior home painting every six years, trim every three years
- Property landscaping, fencing and irrigation
- Pressure cleaning of driveways and gutters

### POA Additional Fee Services:

- Patio cleaning
- Hurricane shutter installation and preparation
- Weekly house watch services
- Interior and exterior house repairs
- Dog and cat sitting
- Airport and local transportation
- Dry cleaning

# FRENCHMAN'S CREEK



REALTY

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