



BROKER: ACHAL GOSWAMI Realtor: Pamela Rudd Prudd@FrenchmansCreek.com 1-877-781-7552 1- (561) 568-5975 FrenchmansCreekRealty.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. Frenchmanscreekrealty.com



Residential Customer Report	2040 La Porte Drive, Pa MLS#: RX-10		St: Active	List Pric	List Price: \$795,000 ngle Family Detached e/SqFt: 301.59	
	Area: 5230 Legal Desc:	FRENCHMAN	Geo Area: PB28 S CREEK PAR C-2 LT 4 &		Palm Beach TR L LYG S OF & ADJ THERE	то
NNA RADIE	Subdivision	FRENCHMAN	NS CREEK			
	A REAL PROPERTY AND A REAL		CHMANS CREEK	504044004		05
	Model Name:	TOWNHOME B			80000040 Front Exp:	SE
	Waterfront:	-	Waterfrontage:	0	Garage Spaces:	2
	Lot	44.0 ft x 0.0	Multiple Ofrs Acptd: Taxes:	14 610	Carport Spaces:	Vee
	Dimensions		Taxes: Tax Year:	14,612 2015	Private Pool:	Yes
Selection of the second of the second	Lot SqFt:	7,319	Special Assessment:	2015 No	REO:	No
	HOPA:	No Hopa	Dock:	INU	Short Sale Addendum:	No
	Zoning:	PUD	Membership Fee	Yes	Short Sale:	No
			Required: Membership Fee Amount:	175,000		
Virtual Tour: http://tours55.vht.com/LRF/T433	3244717/nobranding					
Living Room 24 X 21 Family Room			20 X 15 LivSqFt: 2,63		Bedrooms: 3 Baths - Full: 3	
Kitchen 13 X 13 Dining Room 13 X 12	Bedroon Bedroon		21 X 12 SqFt - Total: 3 18 X 12 SqFt Source:	,078 Tax Rolls	Baths - Half: 0	
	Dedition	15	Guest Hse:		Baths - Total: 3	
			Yr Built: 1990		Pets Allowed: Restricted	
HOA/POA/COA (Monthly): 1,599	Bldg #:		Land Leas		Mobile Home Size:	
Governing Bodies:HOAHomeowners Assoc:Mandatory	Total Floors/Stori Total Units in Bld		Recreatio Min Days		Decal #: Serial #:	
Lease Times p/Year:	Ttl Units in Comp	•	will Days	to Lease.	Brand Name:	
Application Fee: 0	Unit Floor #: Membership Fee /				Total Assessed Value:	
Auction: No Directions: PROSPERITY FARMS RD SOUT				(MAIN GATE))	
Design: Construction: CBS			View: Lake; Marina Waterfront Details: Int	racoastal: Mari	ina; Navigable; No Fixed Bridge	s
Unit Desc:			Cooling: Ceiling Fan; C			-
Flooring: Carpet; Marble; Wood Floor Furnished: Unfurnished			Heating: Central	anad		
Dining Area: Formal; Snack Bar			Security: Gate - Unmai Membership: Club Mei		Equity Purchase Reg; Golf Equ	ity
Master Bedroom/Bath: Bidet; Dual Sinks; Ms	tr Bdrm - Ground; Separate	e Shower;	Avlbl			-
Separate Tub Lot Description: West of US-1: < 1/4 Acre; Pa	aved Road. Sidewalks				blic Sewer; Public Water 0 Ft Boat; Up to 30 Ft Boat; Up	to 40
Private Pool: Gunite; Heated; Inground; Spa			Ft Boat	DOCK, OP 10 2		10 40
Storm Protection:			Special Info:			
Restrict: Pet Restrictions Rooms: Cabana Bath; Family; Laundry-Util/Cl	oset		Terms Considered: Ca Parking: Driveway; Ga			
			Taxes: City/County		и И	
Fauin/Annie Auto Corogo Opone Dishusshori	Dianagalı Drugru Migroway	Dongo Flor	Equestrian Features:	ataatar: Maab	or	
Equip/Appl:Auto Garage Open; Dishwasher; I SubdivInfo:Beach Club Available; Bike - Jog; Green; Sidewalks; Street Lights; Tennis						g
Interior:Bar; Built-in Shelves; Laundry Tub; Vo	blume Ceiling; W/D Hookup	; Walk-in Clos	et			
Exterior:Auto Sprinkler; Built-in Grill; Fence; C Maintenance Fee Incl: Common Areas; Secu		n				
Days On Market: 417	Sold Drive Soft					
Sold Price:	Sold Price Sqft: Terms of Sale:			Sold Da	ite:	
;						
Public Remarks:Immaculate, open and spaciou Creek Country Club in Palm Beach Gardens. T glass doors framing exquisite nautical vistas. T counter seating with mosaic detail. Large dinin walk-in closets and elegant master bath featur Presented by	This exceptional home offe This beautiful home offers: g area with vaulted ceiling:	rs polished ma gourmet kitche s and patio acc	rble flooring, high ceilings, n with light wood cabinets, ess. Over-sized carpeted r	recessed lighti granite counte naster suite fitt	ng and walls of windows and sli rs, stainless steel appliances ar	ding 1d

Presented by Pamela L Rudd Frenchman's Creek Realty, Inc. 561-568-5975 561-568-5975 prudd@frenchmanscreek.com

Residential Customer Report	2307 Marseille Drive, Palm Be MLS#: RX-1021933		Type: Single F List Price/SqF	List Price: \$899,000 Family Detached Ft: 333.95	
	Area: 5230	Geo Area: PB28	County: Palm		
	Legal Desc: FREN Subdivision: FREN	CHMANS CREEK PAR C-1-B L CHMANS CREEK	16		
and the second	Development Nam	e: Frenchmans Creek			
	Model Name:	Parcel ID:	52434129170000060	•	S
Librer and Barris State State	Waterfront: Yes	Waterfrontage:	N.	Garage Spaces:	2.5
Allowed His in an interest of the lot of the lot of the	Lot 54.0	Multiple Ofrs Acptd:	Yes	Carport Spaces:	N
	Dimensions: x 0.0		13,501.8	Private Pool:	Yes
	Lot SqFt: 8,51	9 Special Assessment:	2015 Yes	REO:	No
	No	Dooki	165	Short Sale Addendum:	
2 Anton 1	HOPA: Hopa	a Manahanahin Ess Damuinadu	Yes	Short Sale:	No
1111111111111	Zoning: PCD	Membership Fee Amount:	175,000		
Virtual Tour: http://tours.pictureitsoldfl.com	n/493463?idx=1				
Living Room 28 X 17 Family				Bedrooms: 3	
Kitchen 12 X 9	Bedroom 2		Total: 3,424	Baths - Full: 4	
Dining Room12 X 12Dining Area10 X 10	Bedroom 3	14 X 12 Sqrt Guest	Source: Tax Rolls	Baths - Half: 1 Baths - Total: 4.1	
			ilt: 1990	Pets Allowed: Yes	
HOA/POA/COA (Monthly): 1,694.08	Bldg #:	Land L		lobile Home Size:	
Governing Bodies: HOA Homeowners Assoc: Mandatory	Total Floors/Stories: Total Units in Bldg:			ecal #: erial #:	
Lease Times p/Year:	Ttl Units in Complex:	WIII Da		rand Name:	
Application Fee: 0	Unit Floor #: Membership Fee Amou	1 at: 175.000	т	otal Assessed Value:	
Auction: No	Membership Fee Amou	n. 175,000			
Directions: DONALD ROSS RD. BETWEE	N PROSPERITY FARMS RD. & ALT	. A-1-A			<u> </u>
Design: < 4 Floors; Contemporary			iew: Canal		
Construction: CBS Unit Desc: Flooring: Carpet; Ceramic Tile		С	<pre>/aterfront Details: Inte ooling: Central eating: Central</pre>	rior Canal	
Furnished: Unfurnished		S	ecurity: Burglar Alarm;	Gate - Manned; Security F	
Dining Area: Breakfast Area; Dining Fami Master Bedroom/Bath: 2 Master Baths; B				bership Req; Equity Purch	nase
Tub				ic; Public Sewer; Public Wa	ater
Lot Description: < 1/4 Acre			oat Services: Private [Dock	
Private Pool: Gunite; Heated; Inground Storm Protection:			pecial Info: erms Considered: Cas	sh; Conventional	
Restrict: Buyer Approval; No Truck/RV; P	et Restrictions	_		eway; Garage - Attached; (Golf
Rooms: Family; Laundry-Inside			art oof: Concrete Tile		
		Т	axes: City/County		
Equip/Appl:Auto Garage Open; Dishwash	er: Disposal: Drver: Fire Alarm: Micro		questrian Features:	Washer [.] Water Heater - G	as
SubdivInfo:Basketball; Beach Club Availa	· · · · · · · · · · · · · · · · · · ·				uo
Putting Green; Sauna; Spa-Hot Tub; Stree					
Interior:Entry Lvl Lvng Area; Pantry; Volur Exterior:Auto Sprinkler; Covered Patio; Co	6,)nen Porch: Zoned Sprinkler			
Maintenance Fee Incl: Cable; Common A					
Days On Market: 126					
Sold Price:	Sold Price Sqft: Terms of Sale:		Sold Date:		
; Public Remarks:READY TO MOVE INTO. L	OWEST PRICED DEEP WATER HC	ME. HAVE BOAT-WILL TRAVE	EL!		
Presented by					
Pamela L Rudd Frenchman's Cr	eek Realty, Inc.				
561-568-5975					
561-568-5975 prudd@frenchm	anscreek.com				
Information is deemed to be reliable, but is no	t guaranteed. © 2016 MLS and FBS. P	repared by Pamela L Rudd on We	dnesday, July 27, 2016	10:18 AM. The information of	n this

Residential Customer Report	13346 Deauville Drive, Palm MLS#: RX-10196			List Price: \$1,095,000 le Family Detached SqFt: 406.76	
	Area: 5230 Legal Desc: FRI THERETO	Geo Area: PE ENCHMANS CREEK PAR F-2	B28 County: Pa	alm Beach	
		enchmans Creek			
		ame: Frenchmans Creek ATIO Parcel ID:	52434130160000	110 Front Exp:	S
	Name: B	Waterfrontage:		Garage Spaces:	2.5
	Waterfront: No	williple ons Acplu.	Yes	Carport Spaces:	
		^{4.0 ft} Taxes: 0.0	9,869.76	Private Pool:	Yes
	Dimensions: ft	Tax Year:	2015	REO:	No
and a second	Lot SqFt: 8,	₆₅₃ Special Assessment:	No	Short Sale Addendum:	No
and the second	N		inadi. Maa	Short Sale:	No
		opa Membership Fee Requi UD Membership Fee Amou			
Virtual Tour: http://www.tourbuzz.net/45135	5?idx=1				
Living Room28 X 17Family RoKitchen12 X 9Dining Room12 X 12Dining Area10 X 10	om 16 X 12 Master E Bedroon Bedroon	n 2 14 X 12 S n 3 14 X 12 S G	ivSqFt: 2,692 qFt - Total: 3,424 qFt Source: Tax Rolls suest Hse: r Built: 1990	Bedrooms: 3 Baths - Full: 4 Baths - Half: 1 Baths - Total: 4.1 Pets Allowed: Yes	
HOA/POA/COA (Monthly): 1,769.92	Bldg #:	La	nd Lease:	Mobile Home Size:	
Governing Bodies:HOAHomeowners Assoc:Mandatory	Total Floors/Stories: Total Units in Bldg:		creation Lease: n Days to Lease:	Decal #: Serial #:	
Lease Times p/Year:	Ttl Units in Complex:		n Days to Lease.	Brand Name:	
Application Fee: 0	Unit Floor #: Membership Fee Am	1 ount: 175,000		Total Assessed Value:	
Auction: No Directions: DONALD ROSS RD EAST TO F	RENCHMAN'S CREEK AND FI				
					<u></u> ;
Design: < 4 Floors; Contemporary Construction: CBS Unit Desc: Flooring: Carpet; Ceramic Tile; Marble Furnished: Furniture Negotiable			View: Golf Waterfront Details: I Cooling: Central Heating: Central Security: Burdar Ala	None rm; Gate - Manned; Security F	Patrol
Dining Area: Breakfast Area; Dining Family;			Membership: Club N	lembership Req; Equity Purch	
Master Bedroom/Bath: 2 Master Baths; Bid Tub	et; Dual Sinks; Mstr Bdrm - Grou	und; Separate Shower; Separa		ectric; Public Sewer; Public Wa	ater
Lot Description: < 1/4 Acre			Special Info:		
Private Pool: Gunite; Heated; Inground; Sali Storm Protection: Impact Glass: Complete	Water		Terms Considered: Parking: 2 Spaces: F	Cash; Conventional)riveway; Garage - Attached; (Golf
Restrict: Buyer Approval; No Truck/RV; Pet			Cart	, calage , addited, a	
Rooms: Cabana Bath; Family; Laundry-Insic	e		Roof: Concrete Tile Taxes: City/County		
			Equestrian Features		
Equip/Appl:Auto Garage Open; Dishwasher Heater - Gas	Disposal; Dryer; Fire Alarm; Mi	icrowave; Range - Electric; Re	frigerator; Smoke Detect	or; Wall Oven; Washer; Water	ſ
SubdivInfo:Basketball; Beach Club Available Putting Green; Sauna; Spa-Hot Tub; Street L	ights; Tennis				
Interior:Closet Cabinets; Cook Island; Entry Exterior:Auto Sprinkler; Covered Patio; Cusi Maintenance Fee Incl: Cable; Common Are	om Lighting; Fence; Open Patio	; Open Porch; Zoned Sprinkler	-	et	
Days On Market: 203		-			
Sold Price:	Sold Price Sqft: Terms of Sale:		Sold Date	:	
; Public Remarks:TOTAL RENOVATION New new plumbing fixtures, new open kitchen with counter tops throughout. New flooring throug Presented by Pamela L Rudd	upgraded appliance pkg. New	salt water pool, new pool heat	er and Travertine limesto		
Faniela E Rudu Frenchman's Cree 561-568-5975	k Realty, Inc.				
561-568-5975 561-568-5975 prudd@frenchmar	screek com				
Information is deemed to be reliable, but is not of sheet has been made available by the MLS and		 Prepared by Pamela L Rudd or ider. 	n Wednesday, July 27, 20	16 10:18 AM. The information or	n this

Residential Customer Report	3270 E Degas Drive, F MLS#: RX-	Palm Beach Gardens, FL 10246754 St: A	ctive Type:	List Price: \$689,000 Single Family Detached ice/SqFt: 255.94
	Area: 5230		Area: PB28 Count	y: Palm Beach
	Subdivisio Developme	: FRENCHMANS CREEK n: FRENCHMANS CREEK ent Name: Frenchmans Cr	CPAR A2 eek	
	Model Name:	Patio Parcel ID: B Waterfrontage		0000330 Front Exp: NW Garage Spaces: 2.5
	Waterfront	t: Yes Multiple Ofrs A		Carport Spaces: 2.5
	Lot Dimension	54.0 ft Taxes:	10,838.3	Private Pool: Yes
-	Lot SqFt:	9 810	2015	REO: No
		No Hono Dock:	sment: No Yes	Short Sale Addendum: No
Contraction of	HOPA: Zoning:	Hopa Dock: PCD(ci Membership F Membership F	ee Required: Yes	Short Sale: No
Virtual Tour: http://tour.vht.com/433	60354/idx			
Living Room 28 X 1		25 X 17 LivSqFt	-	Bedrooms: 3 Baths - Full: 4
Kitchen12 X 9Dining Room12 X 1	Bedroom 2 Bedroom 3		otal: 3,424 ource: Tax Rolls	Baths - Half: 1
-		Guest H Yr Built		Baths - Total: 4.1 Pets Allowed: Yes
HOA/POA/COA (Monthly): 1,770	Bldg #:		Land Lease:	Mobile Home Size:
Governing Bodies: HOA Homeowners Assoc: Mandat	ry Total Floors/Sto Total Units in Bl		Recreation Lease: Min Days to Lease:	Decal #: Serial #:
Lease Times p/Year:	Ttl Units in Com Unit Floor #:		······	Brand Name:
Application Fee: 0		e Amount: 175,000		Total Assessed Value:
Auction: No Directions: Donald Ross to Frenchma	n 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; Forma Master Bedroom/Bath: 2 Master Ba Window Treatments: Blinds; Sliding Lot Description: < 1/4 Acre; Paved I Private Pool: Inground; Spa Storm Protection: Restrict: Buyer Approval; No Truck/F Rooms: Family; Laundry-Inside; Lau Equip/Appl:Auto Garage Open; Cen SubdivInfo:Beach Club Available; B Beach PvIn; Sidewalks; Street Lights Interior:Closet Cabinets; Ctdrl/Vault Exterior:Auto Sprinkler; Built-in Grill; Maintenance Fee Incl: Cable; Comr Days On Market: 29 Sold Price:	oad; Sidewalks V dry-Util/Closet; Pool Bath al Vacuum; Dishwasher; Disposa ating; Business Center; Clubhous Tennis eilings; Foyer; Sky Light(s); Split Cabana; Deck; Fence; Screen Po	al; Dryer; Microwave; Rang se; Community Room; Elev Bedroom; W/D Hookup; W rch; Zoned Sprinkler	Utilities: Cable; Public S Boat Services: Private Special Info: Terms Considered: Ca Parking: Garage - Attao Roof: Concrete Tile Taxes: City/County Equestrian Features: e - Electric; Refrigerator; Was ator; Exercise Room; Golf Co	d; Security Patrol nbership Req; Equity Purchase Req Sewer; Public Water Dock; Lift; Electric Available; Marina sh; Conventional shed; Golf Cart sher burse; Manager on Site; Pool; Private
baths. Screened patio overlooks a be cabinetry. This freshly painted home area. Central vacuum, a 2 car garage this exclusive community in Palm Bea Presented Pamela L	nutiful pool, Jacuzzi and has its ow vith high ceilings is open and airy with a golf cart garage complete t ch Gardens. by	wn private dock. Spacious I the family room lead to slic	Master suite with his and her lers that open to a screened	al. This home offers 3 Bedrooms and 4.5 baths, walk in closets and built in porch overlooking the beautiful backyard boating and a beach club membership at
561-568-5 561-568-5	75			
prudd@fre	chmanscreek.com			
information is deemed to be reliable, bu	is not guaranteed. © 2016 MLS and	u FBS. Prepared by Pamela	L Kuda on wednesday, July 21	7, 2016 10:18 AM. The information on this

Residential Customer Report	13354 Deauville Drive, Pa MLS#: RX-10		•			.ist Price: \$1,775,000 Family Detached F t: 533.67	
100	Area: 5230 Legal Desc: THERETO	FRENC		Area: PB28 PAR F-2 LT ⁻	County: Palm 10 & 15 FT STRIP OF	Beach IR L LYG N OF & ADJ	
	1 1 14		CHMANS CREEK : Frenchman's Cre				
	Model	Patio	Parcel ID:		52434130160000100	Front Exp:	S
	Name:	С	Waterfrontage:			Garage Spaces:	2.5
	Waterfront:	No	Multiple Ofrs Ac	otd:	No	Carport Spaces:	
	Lot	145 '	Taxes:		8,444.52	Private Pool:	Yes
	Dimensions		Tax Year:		2015	REO:	No
	Lot SqFt:	8,653	Special Assessm	nent:	No	Short Sale Addendum:	No
	HOPA:	No Hopa	Dock:			Short Sale:	No
	Zoning:	PUD	Membership Fee	Required:	Yes	onort dale.	140
	Zoning.	FUD	Membership Fee		175,000		
Virtual Tour:				owell L. Wat	. Eisenhower Element kins Middle School r High School		
5	14 X 12 Master Bedroom		15'6' X 22	LivSqFt: 3		Bedrooms: 4	
Kitchen 12 X 21	Bedroom 2		11'2' X 14'2'	SqFt - Tot		Baths - Full: 4 Baths - Half: 1	
Dining Room 15 X 14 Utility Room X	Bedroom 3		12'4' X 14'2'	Guest Hse	rce: Developer	Baths - Total: 4.1	
Utility Room X				Yr Built: 1	989	Pets Allowed: Yes	
-				Pool Size:	30 ' x 15'		
HOA/POA/COA (Monthly): 1,774.42	Bldg #:			Land L	ease: N	lobile Home Size:	
HOA/POA/COA (Monthly): 1,774.42 Governing Bodies: HOA	Total Floors/Storie		2	Land L Recrea	ease: M tion Lease: D	ecal #:	
HOA/POA/COA (Monthly): 1,774.42	0	g:	2	Land L Recrea	ease: M tion Lease: D ys to Lease: S		

Follow Frenchman's Creek Drive to Deauville Drive.

Design: Contemporary	View: Golf
Construction: CBS	Waterfront Details: None
Unit Desc:	Cooling: Ceiling Fan; Central; Electric
Flooring: Carpet; Marble	Heating: Central; Electric
Furnished: Unfurnished	Security: Gate - Manned; Security Sys-Owned
Dining Area: Eat-In Kitchen; Formal	Membership: Club Membership Reg; Equity Purchase Reg
Master Bedroom/Bath: 2 Master Baths; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate	Utilities: 3-Phase Electric; Cable; Public Sewer; Public
Tub	Water
Window Treatments: Blinds	Special Info: Sold As-Is
Lot Description: < 1/4 Acre	Terms Considered: Cash; Conventional
Private Pool: Equipment Included; Inground; Spa; Pool Size (W x L): 30 ' x 15'	Parking: Drive - Circular; Garage - Attached; Street
Storm Protection:	Roof: Concrete Tile
Restrict: No Lease: Pet Restrictions	Taxes: City/County
Rooms: Cabana Bath; Den/Office; Great; Laundry-Inside; Laundry-Util/Closet	Equestrian Features:
Equip/Appl:Central Vacuum; Dishwasher; Dryer; Ice Maker; Refrigerator; Smoke Detector; Washer	Equestitant eatures.
	Room: Calf Course: Librany: Manager on Site: Bool: Butting
SubdivInfo:Beach Club Available; Business Center; Clubhouse; Courtesy Bus; Exercise Room; Game H	Room, Gon Course, Library, Manager on Sile, Pool, Pulling
Green; Sauna; Tennis; Beach Access by Easement	
Interior:Bar; Ctdrl/Vault Ceilings; Foyer; Walk-in Closet	
Exterior:Deck; Shutters; Summer Kitchen	
Maintenance Fee Incl: Other	
Days On Market: 48	

Sold Price Sqft: Terms of Sale:

Sold Date:

Public Remarks:New construction, 4 bedroom plus den patio home located on a premium lot in Frenchman's Creek Beach and Country Club. Currently under construction, occupancy available in September 2016. Fabulous cul-de-sac lot with triple fairway views. Re-imagined by Dreamstar Custom Homes, this contemporary, single family home is to have all of the finest features. Newly designed pool with sun shelf and water features. All impact windows and doors. 24" x 24" marble flooring. Upgraded Thermador appliance package, open design kitchen with exquisite detail in cabinetry. Outdoor summer kitchen includes fireplace. Frenchman's Creek Beach and Country club offers a unique country club lifestyle with premium concierge services, state of the art spa and fitness centers, five-star casual and fine dining...

Presented by Pamela L Rudd Frenchman's Creek Realty, Inc. 561-568-5975 561-568-5975 prudd@frenchmanscreek.com

Sold Price:

Residential Customer Rep	port	13889	9 Parc Drive, F MLS#: RX-10		Beach Gardens, F 21	L 334 St: A			List Price: \$825,000 Townhouse ice/SqFt: 235.71	
	300 A.S.	1	Area: 5230				Area: Pl	B28 County	/: Palm Beach	
	A CARGE				CHMANS CREE			10		
and the second	-				ne: Frenchman's (10-1			
	-		Model		Parcel ID:			52434130090000160	Front Exp:	SE
			Name:		Waterfrontage:			0	Garage Spaces:	2.5
Course Liter To Trans	Sar me	Sec. Sec.	Waterfront:	No	Multiple Ofrs Ac	:ptd:			Carport Spaces:	
The Real Property of the Real	A to the second	L. D	Lot SqFt:	7 225	Taxes:	P • • • •		8,918.71	Private Pool:	Yes
The second second		1	Lot oqi ti	No	Tax Year:			2015		
the management of the	1	24	HOPA:		Special Assess	monti		Yes	REO:	No
Participation of	1 AND	1.	Zoning:	RES		nent.		165	Short Sale Addendum:	No
	E. Male		Loningi	I LO	Dock:	_			Short Sale:	No
	E CANADA				Membership Fe	•		Yes		
	85-17 M				Membership Fe			175,000		
					Middle School: High School: Wi	Howell Iliam T	L. Watk	Eisenhower Elementary ins Middle School High School	y School	
Virtual Tour: http://www.ho	ometakesvideos.com	n/showca	ase/tour.php?id	d=666	8&cat=tour&style=	ub				
5	7 X 24 Den 16 0 X 10	X 16	Master Bec Bedroom 2		-		SqFt - SqFt S Guest	t: 3,500 Total: 3,100 ource: Owner Hse: t: 1988	Bedrooms: 4 Baths - Full: 5 Baths - Half: 1 Baths - Total: 5.1 Pets Allowed: Yes	
HOA/POA/COA (Monthly)	• 1 602 33	BI	ldg #:				Land	Lease: 0	Mobile Home Size:	
Governing Bodies: Homeowners Assoc: Lease Times p/Year: Application Fee:	HOA Mandatory 0 0	To To Tt Ur	otal Floors/Sto otal Units in B Il Units in Con nit Floor #:	ldg: nplex:			Recr	eation Lease: 0 Days to Lease: 0	Decal #: Serial #: Brand Name: Total Assessed Value:	
Auction: No Directions: From I95 East c	on Donald Ross to Fi	renchma	ans Creek on th	he righ	nt.					
Design: Townhouse Construction: CBS Unit Desc: Flooring: Ceramic Tile Furnished: Unfurnished Dining Area: Master Bedroom/Bath: Ms Lot Description: < 1/4 Acro Private Pool: Inground Storm Protection: Restrict: Other Rooms: Den/Office Equip/Appl:Dishwasher; D SubdivInfo:Beach Club Av Interior:None Maintenance Fee Incl: Days On Market: 180	e ryer; Range - Electri	W C H S S J S J T E C T T E	pecial Info: erms Conside ease Info: Lan axes: City/Cou questrian Fea	al se Elec ered: (ad Lea unty tures:	ctric; Public Sewer Cash; Conventiona se: 0; Recreation I	l		Days to Lease: 0; Lease	Times p/Year: 0	
Days On Market: 180 Sold Price:		Sold I	Price Sqft:							
			s of Sale:					Sold Date:		
;										
Public Remarks:Upgraded c	ustomized home, ma	aintenan	ice-free with be	eautifu	I wood floors and	open k	kitchen. 3	2 bedrooms up plus a de	en/hobby room. Master dowr	ו with

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.

Presented by Pamela L Rudd Frenchman's Creek Realty, Inc. 561-568-5975 561-568-5975 prudd@frenchmanscreek.com

Residential Customer Report	13864 Degas Drive E, Palm Beach MLS#: RX-10218151	Gardens, FL 33410 St: Active	List Price: \$1,194,97 Type: Single Family Detached List Price/SqFt: 336.42	70
	Area: 5230	Geo Area: PB28	County: Palm Beach	
	Legal Desc: FRENCHMANS CR Subdivision: Frenchmans Creek			
	Development Name: Frenchman			
	Model Parcel ID:	52434	130200000380 Front Exp:	W
	Name: Waterfron	tage: 56	Garage Spaces:	2.5
and the second second second second	Waterfront: Yes Multiple O	frs Acptd:	Carport Spaces:	
	Lot 175 X Taxes: Dimensions: 56	15,476	6.3Private Pool:	Yes
	Tax Year: 9 492	2015	REO:	No
Abie La Barrier	No Special As	ssessment: Yes	Short Sale Addend	um: No
	HOPA: Hopa Dock:	Yes	Short Sale:	No
Stars Star 1. The	Zoning: PCD(ci Membersh			
		hip Fee Amount: 175,00 y School: Dwight D. Eisenhow		
Virtual Tour: https://photos.smugmug.co	Middle Scl	nool: Howell L. Watkins Middle ol: William T. Dwyer High Sch	e School	
Living Room 28 X 22 Den	15 X 15 Master Bedroom	20 X 15 LivSqFt: 3,552	2 Bedrooms: 3	
Kitchen 19 X 12 Family R	oom 21 X 18 Bedroom 2	14 X 13 SqFt - Total: 4	,285 Baths - Full: 3	
Dining Area 10 X 8	Bedroom 3	14 X 13 SqFt Source: Guest Hse: Yr Built: 1992 Pool Size: 30	Baths - Total: 3.1 Pets Allowed: Restrie	cted
HOA/POA/COA (Monthly): 1,700	Bldg #:	Land Lease		
Governing Bodies: HOA	Total Floors/Stories: 1	Recreation		
Homeowners Assoc: Mandatory Lease Times p/Year: 0	Total Units in Bldg:	Min Days t		
Lease Times p/Year: 0 Application Fee: 100	Ttl Units in Complex: Unit Floor #:		Brand Name: Total Assessed Val	ue:
	Membership Fee Amount: 17	75,000		
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		Width 1 - 80 Cooling: Central; Electric;		Access; Canal
Dining Area: Breakfast Area; Dining-Livin Master Bedroom/Bath: Bidet; Dual Sinks	g; Dining/Kitchen; Eat-In Kitchen; Snack B ; Mstr Bdrm - Ground; Separate Shower;	Owned	ence; Gate - Manned; Motion Detector;	Security Sys-
Separate Tub Window Treatments: Arched; Drapes; SI	ding	Membership: Club Membe	ership Req Cable; Public Sewer; Public Water	
Lot Description: West of US-1; < 1/4 Acr			ck; Up to 30 Ft Boat; Lift; Electric Availa	ble
Treed Lot; Zero Lot	d: Dool Size (Myx L): 20 X 15	Special Info:	Conventional	
Private Pool: Concrete; Freeform; Ingrou Storm Protection:	na; Pool Size (W X L): 30 X 15	Terms Considered: Cash; Parking: 2 Spaces: Covere	ed; Driveway; Garage - Attached; Golf C	art
Restrict: Lease OK w/Restrict; Pet Restrict; Rooms: Attic; Den/Office; Family; Great; I		Lease Info: Land Lease: 0	; Recreation Lease: 0; Min Days to Leas	
Rooms. Auc, Den/Onice, Family, Great, I	aunury-Garage, Launury-Oth/Closet, Med	Roof: S-Tile		
		Taxes: City/County		
Equip/Appl:Auto Garage Open; Central V	acuum: Dishwasher: Disposal: Drver: Fire	Equestrian Features: Alarm: Freezer: Ice Maker: Int	tercom: Microwave: Range - Electric: Re	efrigerator.
Smoke Detector; Wall Oven; Washer; Wa SubdivInfo:Basketball; Beach Club Availa	er Heater - Elec able; Bike - Jog; Boating; Business Center			5
Private Beach Pvln; Putting Green; Sauna Interior:Bar; Built-in Shelves; Closet Cabi Ceiling; Walk-in Closet; Wet Bar	•	Foyer; Laundry Tub; Pantry; Pi	ull Down Stairs; Sky Light(s); Split Bedro	oom; Volume
Exterior:Auto Sprinkler; Built-in Grill; Cov Maintenance Fee Incl: Cable; Common A	0 0	• • •	oned Sprinkler	
Days On Market: 131 Sold Price:	Sold Price Sqft:			
	Terms of Sale:		Sold Date:	
; Public Remarks:Gorgeous waterfront views ocean, with a private boat dock in the bac ceilings, oversized combination windows, marble-topped wet bar. The wide-open kit huge master suite has crown molding and Presented by	kyard with navigable ocean access via the wall-to-wall, floor-to-ceiling sliding glass do chen has panoramic views of the water an	canal and the intercoastal. Th bors, limestone and real bambo d has been upgraded with grad	e bright & spacious interior has soaring oo flooring, recessed lighting, built-in she	volume elving, and a

Presented by Pamela L Rudd Frenchman's Creek Realty, Inc. 561-568-5975 561-568-5975 prudd@frenchmanscreek.co

Residential Customer	Report	2595 Ma MLS#: RX-10		, Palm Beach St	Gardens, FL Active	. 33410 Type: Single Fa List Price/SgFi		
	3	Area: 5230 Legal Desc:	FRENCHMAN	Ge NS CREEK PA	e o Area: PB2 R C-1-B LT 1	8 County: Palm I		
and the		Developmen		NCHMANS CI	REEK			
Share States		Model Name:	Extended Patio B			52434129170000180	Front Exp:	NE
		Waterfront:	¥1	aterfrontage:			Garage Spaces:	3
		Lot	02 0 4 1	ultiple Ofrs A axes:		21,638.4	Carport Spaces: Private Pool:	Vaa
Con in the second		Dimensions	: 0.0 ft	axes: ax Year:		2015		Yes
Party of the second		Lot SqFt:	11 900	pecial Assess	emont.	Yes	REO:	No
Sere 3		HOPA:	No Hopa	ock:	sinent.	105	Short Sale Addendum:	No
and the		Zoning:	PCD(ci	embership Fe	ee Required:	Yes	Short Sale:	No
				embership Fe	•	175,000		
				•				
Virtual Tour:	05 X 07 Bar	47 V 45			00 1/ 40		Deducernov 4	
Living Room Kitchen	25 X 27 Den 18 X 10		Bedroom 2	room		LivSqFt: 3,560 SqFt - Total: 4,372	Bedrooms: 4 Baths - Full: 4	
Kitehen			Bedroom 3		14 X 14	SqFt Source: Tax Rolls	Baths - Half: 1	
			Bedroom 4		15 X 18	Guest Hse:	Baths - Total: 4.1 Pets Allowed: Yes	
			1.1			Yr Built: 1991		
HOA/POA/COA (Mon Governing Bodies:	HOA		ldg #: otal Floors/Si	tories: 1		Land Lease: Recreation Lease:	Mobile Home Size: Decal #:	
Homeowners Assoc:		Т	otal Units in I	Bldg:		Min Days to Lease:	Serial #:	
Lease Times p/Year:	0		tl Units in Co	mplex:			Brand Name:	
Application Fee:	0		nit Floor #: lembership F	ee Amount: 1			Total Assessed Value:	
Auction: No Directions: Donald Ros	s Road between A	Nt A1A and Pr	opserity Farm	s Rd. on South	n side.			
Design: Construction: CBS					ont Details:	nterior Canal; Navigable		
Unit Desc:					g: Central	d		
Flooring: Carpet Furnished: Unfurnishe	d				J: Central; Zor V: Burglar Ala		curity Patrol; Security Sys-Owr	ned
Dining Area:				Membe	rship: Club N	lembership Req; Equity Purcha	ase Req; Golf Purchase	
Master Bedroom/Bath Lot Description: 1/4 to	,					ectric; Public Sewer; Public Wa estrictions; Title Insurance	ter	
Private Pool: Gunite; H				•		Cash; Conventional		
Storm Protection:						Barage - Attached; Golf Cart		
Restrict: Buyer Approv Rooms: Family; Laund					County Only			
,	.,				rian Features	:		
Equip/Appl:Auto Garage Washer; Water Heater		/acuum; Dishv	washer; Dispo	sal; Dryer; Fire	e Alarm; Intere	com; Microwave; Range - Elect	ric; Refrigerator; Smoke Detec	tor;
		able; Bike - Jo	ıg; Business C	enter; Clubho	use; Exercise	Room; Golf Course; Library; F	ool; Putting Green; Sauna; Sp	a-Hot
Interior:Ctdrl/Vault Cei			; Laundry Tub	; Pull Down S	tairs; Sky Ligł	nt(s); Split Bedroom		
Maintenance Fee Incl:	Common Areas;	Security						
Days On Market: 27 Sold Price:		Sold I	Price Sqft:					
			s of Sale:			Sold D	ate:	
; Public Remarks:Expand with sliding glass doors	to the pool MUST	•	60 under air.	Built on over-s	ized lot. Tile f	loors. Open kitchen to the grea	at room. Boat dock. Large famil	y room
	Presented by Pamela L Rudo	4						
	Frenchman's C		nc.					
	561-568-5975	, ,						
	561-568-5975 prudd@frenchr	nanscreek.cor	n					
Information is deemed to				nd FBS Prepa	red by Pamela	L Rudd on Wednesday, July 27	2016 10.18 AM The information	n on this

Residential Customer Report	13910 Parc Drive, Palm Beach MLS#: RX-1022548 Area: 5230		- 33410 St: Active Geo Area: PB28	Type: To List Pric	Price: \$1,499,000 ownhouse e /SqFt: 412.6 Palm Beach	
	Legal Desc: Fenchn P1558 Subdivision: French Development Name Model Townho Name: B Waterfront: No Lot SqFt: 7,476 HOPA: No Hop	nmans Creek (e: Frenchmans ome Parcel IE Waterfro Multiple Taxes: oa Tax Year ntial Special / Dock: Members Elementa Middle S	ar G-1 Lt 21 & 5.11 F Country Club & Creek D: Intage: Ofrs Acptd: r: Assessment: ship Fee Required: ship Fee Amount:	t Strip Lyg Ely of & Ad 52434130090000210 Lake Yes 8,622.64 2015 No Yes 175,000 D. Eisenhower Element tkins Middle School	dj Thereto as in OR5731 D Front Exp: Garage Spaces: Carport Spaces: Private Pool: REO: Short Sale Addendum: Short Sale:	SW 2.5 0 Yes No No
Virtual Tour:		-	-	-		
Kitchen20X12BedDining Room19X18BedBed	oom 2 21 oom 3 14 oom 4 17	X 12 SqF	t - Total: 4,501 t Source: Tax Rolls st Hse:	Bat Bat Bat	drooms: 5 ths - Full: 5 ths - Half: 0 ths - Total: 5 s Allowed: Yes	
HOA/POA/COA (Monthly):1,669.83Governing Bodies:HOAHomeowners Assoc:MandatoryLease Times p/Year:0	Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #: Membership Fee Amoun	2 t: 175.000	Land Leas Recreatior Min Days t	a Lease: Dec to Lease: Ser Bra	bile Home Size: cal #: rial #: and Name: tal Assessed Value:	
Auction: No						
Directions: Entrance on Donald Ross Road, be	ween Prosperity Farms Road an	d Alt. A1A.				
Design: < 4 Floors; Contemporary Construction: CBS; Frame Unit Desc: Corner Flooring: Carpet; Wood Floor Furnished: Unfurnished Dining Area: Dining-Living Master Bedroom/Bath: Bidet; Dual Sinks; Mst Separate Tub Window Treatments: Blinds; Impact Glass; PI Lot Description: < 1/4 Acre; Paved Road Private Pool: Equipment Included; Heated; Ing Storm Protection: Impact Glass: Complete Restrict: Buyer Approval; Commercial Vehicle No Truck/RV; Up to 3 Pets Rooms: Pool Bath Equip/Appl:Auto Garage Open; Central Vacuut Heater - Elec	Bdrm - Ground; Separate Show Intation Shutters round Prohibited; Interview Required; I	Viev Wat Coo Hea Sec Owr er; Mer Mm Utili Spe Terr Parl No Lease; Carl Roc Tax	ned nbership: Club Mem brshp Incl ities: 3-Phase Electr icial Info: Deed Rest ms Considered: Cas king: 2 Spaces; Driv t; Vehicle Restrictions of: S-Tile es: City/County; Hon lestrian Features:	e; None c; Zoned c; Zoned Gate - Manned; Sect abership Req; Equity f ic; Cable; Public Sew rictions; Sold As-Is sh; Conventional e - Decorative; Drivev s nestead	urity Patrol; Security Sys- Purchase Req; Tennis er; Public Water; Well Wat way; Garage - Attached; Go 'all Oven; Washer; Water	
SubdivInfo:Bike - Jog; Clubhouse; Exercise R Interior:Ctdrl/Vault Ceilings; Entry LvI Lvng Ard				. .		

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 Soft:

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.

Presented by Pamela L Rudd Frenchman's Creek Realty, Inc. 561-568-5975 561-568-5975 prudd@frenchmanscreek.com

Residential Customer Report 38	375 Toulouse Drive, Palm Beach G MLS#: RX-10210746	ardens, FL 33410 St: Active		ist Price: \$1,350,000 Family Detached	
	Area: 5230	Geo Area: PB28	County: Palm		
	Legal Desc: FRENCHMA				
	Subdivision: FRENCHM				
		el ID:	52434130120000040	Front Exp:	W
	Name: Wate	erfrontage:		Garage Spaces:	2.5
AND A COMPANY AND A		iple Ofrs Acptd:		Carport Spaces:	
indificial T. P.	Lot 54.0 Taxe	es:	18,126	Private Pool:	Yes
	Dimensions: 0.0 ft Tax	Year:	2015	REO:	No
		cial Assessment:	Yes	Short Sale Addendum:	No
Phy Research	No Doc		X	Short Sale:	No
enferred	a state of the sta	bership Fee Required:	Yes		
	Zoning: PUD Men	bership 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 LivSq	Ft: 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 S 13 X 15 Guest	Source: Tax Rolls	Baths - Half: 1 Baths - Total: 6.1	
	Bedroom 4 Bedroom 5	13 X 15 Guest 13 X 15 Yr Bu	ilt: 1990	Pets Allowed: Yes	
	Bearbointe		Size: 15 X 30		
HOA/POA/COA (Monthly): 1,694.08	Bldg #:	Land L	.ease: N	Iobile Home Size:	
Governing Bodies: HOA Homeowners Assoc: Mandatory	Total Floors/Stories: 2 Total Units in Bldg:			Decal #: Serial #:	
Homeowners Assoc: Mandatory Lease Times p/Year:	Ttl Units in Complex:	WIII Da		Brand Name:	
Application Fee: 0	Unit Floor #:		т	otal Assessed Value:	
Auction: No	Membership Fee Amount: 175	5,000			
Direction: DONALD ROSS RD BETWEEN ALT	A-1-A AND PROSPERITY FARMS	RD			
					<u> </u>
Design: Contemporary		View: Golf; Lake			
Construction: CBS Unit Desc: On Golf Course		Waterfront Details: L Cooling: Ceiling Fan;			
Flooring: Ceramic Tile		Heating: Central; Zon			
Furnished: Unfurnished			m; Fence; Gate - Manr	ned; Security Patrol; Securit	ty
Dining Area: Breakfast Area; Dining-Living Master Bedroom/Bath: Bidet; Dual Sinks; Mstr B	3drm - Ground; Separate Shower;	Sys-Owned Membership: Club M	embership Req; Equity	Purchase Reg	
Whirlpool Spa		Utilities: 3-Phase Ele	ctric		
Window Treatments: Blinds; Double Hung Meta Lot Description: < 1/4 Acre; Zero Lot	l; Drapes; Sliding	Special Info: Deed Re Terms Considered: (estrictions; Title Insurar	nce	
Private Pool: Gunite; Heated; Inground; Pool Siz	re (W x L): 15 X 30	Parking: Garage - Att	-		
Storm Protection:		Roof: Concrete Tile			
Restrict: Buyer Approval; No Truck/RV Rooms: Cabana Bath; Convertible Bedroom; De	n/Office; Great; Laundry-Util/Closet	Taxes: City/County Equestrian Features	:		
Equip/Appl:Auto Garage Open; Central Vacuum	; Dishwasher; Dryer; Ice Maker; Micr	owave; Range - Electric;	Refrigerator; Smoke De	etector; Wall Oven; Washer	r;
Water Heater - Elec SubdivInfo:Beach Club Available; Bike - Jog; Bo					_
Interior:Bar; Closet Cabinets; Ctdrl/Vault Ceiling: Closet	s, The opinicier, royer, Launary TUD	, ⊢aniuy, oky Light(s); Spl	it bearoom, volume Ce	anng, אאס הססאם, איזע anng, איזע הסטאמן, איזע	I
Exterior: Covered Patio; Fence; Lake/Canal Sprin Maintenance Fee Incl: Common Areas; Parking	· · ·	aintenance: Security; Tras	h Removal		
Days On Market: 155					
Sold Price:	Sold Price Sqft: Terms of Sale:		Sold Date:		
;					
Public Remarks:Move right in to this completely re amenities Frenchmans Creek offers (including a glass, brand new kitchen, bathrooms, flooring an Presented by	private beach club & low density golf	with 2 18 hole courses for	r only 600 plus homes),	, this home presents all imp	oact
Pamela L Rudd Frenchman's Creek Re	ealty. Inc.				
561-568-5975					
561-568-5975 prudd@frenchmanscre	ek com				

Residential Customer Report	13038 Redon Drive, Palm Beach MLS#: RX-10208941	Gardens, FL 33410 St: Active		List Price: \$2,999,000 ingle Family Detached ce/SqFt: 721.43	
	Area: 5230 Legal Desc: FRENCHMA THERETO	Geo Area: PB28 NS CREEK PAR E-3 LT 28 &	County	: Palm Beach OF TR L LYG ELY OF & ADJ	
	Subdivision: FRENCHM				
A REAL PROPERTY OF	Development Name: Fre	nchmans Creek	E04241201	40000280 Front Exp:	N
Salar 10 - A Sta	Model EXTENDE	^D Waterfrontage:	524541501	Garage Spaces:	2.5
	Name: VILLA C	Multiple Ofrs Acptd:		Carport Spaces:	2.5
	Waterfront: Yes	Taxes:	20,936	Private Pool:	Yes
	Lot 78.0 ft x 0.0	Tax Year:	20,000		
	Dimensions: ft	Special Assessment:	No	REO:	No
	Lot SqFt: 13,215	Dock:		Short Sale Addendum:	
	HOPA: No Hopa	Membership Fee Required	: Yes	Short Sale:	No
	Zoning: PUD	Membership Fee Amount:			
Virtual Tour: http://tours46.vht.com/LRF/T3	02182753/pobranding				
	•	0 X 16 LivSqFt: 4,157		Bedrooms: 3	
Kitchen 18 X 18		SqFt - Total: 6,234		Baths - Full: 4	
Dining Room 32 X 25		SqFt Source: Tax R	olls	Baths - Half: 1	
		Guest Hse:		Baths - Total: 4.1 Pets Allowed: Restricted	
		Yr Built: 1989			
HOA/POA/COA (Monthly): 1,825 Governing Bodies: HOA	Bldg #: Total Floors/Stories:	2 Land Lea Recreation	ise: on Lease:	Mobile Home Size: Decal #:	
Homeowners Assoc: Mandatory	Total Units in Bldg:		to Lease:	Serial #:	
Lease Times p/Year:	Ttl Units in Complex:			Brand Name: Total Assessed Value:	
Application Fee: 0	Unit Floor #: Membership Fee Amount:	175,000		Total Assessed value:	
Auction: No Directions: DONALD ROSS ROAD EAST OF					
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; Dua Separate Tub Lot Description: West of US-1; 1/4 to 1/2 Ad Private Pool: Heated; Inground; Spa Storm Protection: Accordian Shutters: Parti Restrict: Pet Restrictions Rooms: Family; Great; Laundry-Inside Equip/Appl:Auto Garage Open; Dishwasher SubdivInfo:Beach Club Available; Bike - Jog Putting Green; Sidewalks; Spa-Hot Tub; Stre Interior:Bar; Built-in Shelves; Cook Island; C Exterior:Auto Sprinkler; Built-in Grill; Covere Maintenance Fee Incl: Common Areas; Sec Days On Market: 161 Sold Price:	re; Paved Road; Sidewalks al; Impact Glass: Partial ; Disposal; Dryer; Microwave; Range - ; Business Center; Clubhouse; Comm et Lights; Tennis; Beach Access by Ea tdrl/Vault Ceilings; Foyer; French Doo d Patio; Open Patio; Shutters; Summe	Membership: C e Shower; Equity Avlbl Utilities: Cable; Special Info: Terms Conside Parking: Drivew Roof: S-Tile Taxes: City/Cou Equestrian Fea Gas; Refrigerator; Storm Shut unity Room; Courtesy Bus; Ex asement r; Laundry Tub; Pantry; Walk-ir	ails: Lake al Manned; Se Jub Members Gas Natural; red: Cash; C vay; Garage - unty tures: ters; Wall Ove ercise Room;	Attached en; Washer Golf Course; Pool; Private Beach F	
Public Remarks:Move in immediately into this surrounded in lush golf course greens in the modern accents, neutral wall tones, light woo wetbar basks in natural light through sky light Presented by	exclusive resort-like community of Frei d flooring, dark cabinetry, and custom	nchmanâ?™s Ćreek. Chic style staircase with banister. Large	e and sophist open living ro	ication expressed through an array bom with wrap around loft, custom	
Pamela L Rudd	k Poolty, Inc.				
Frenchman's Cree 561-568-5975	r really, Inc.				
561-568-5975					
prudd@frenchmar		ared by Pamela I. Rudd on Wedr	resday July 2	7 2016 10:18 AM The information on	this
Information is deemed to be reliable, but is not on sheet has been made available by the MLS and	may not be the listing of the provider.		Looday, July Z		

Residential Customer Report	3349 Saint Malo Court, Palm B MLS#: RX-102229	•	Li Type: Single Fa List Price/SqFt		
	Area: 5230	Geo Area: PB28	County: Palm E		
and the second s		ICHMANS CREEK PL 2 REPL LT	15		
A CONTRACT OF A CONTRACT.		NCHMANS CREEK 2 ne: Frenchmans Creek			
	Model	Parcel ID:	52434130030000150	Front Exp:	SW
199 199 199 199 199 199 199 199 199 199	A REAL PROPERTY OF A REA	tom Waterfrontage:	0_1011000000000000000000000000000000000	Garage Spaces:	2.5
	Waterfront: Yes	Multiple Ofrs Acptd:		Carport Spaces:	2.5
	Lot 151.	^{0 ft} Taxes:	20,292.1	Private Pool:	Yes
A REAL PROPERTY AND A REAL	Dimensions: x 0.0) ft Tax Year:	20,292.1		165
	Lot SqFt: 31,7	15		REO:	No
	No	Special Assessment:	Yes	Short Sale Addendum:	No
	НОРА: Нор			Short Sale:	No
	Zoning: PCD				
		Membership Fee Amount:	175,000		
Virtual Tour: http://tours.pictureitsoldfl.com/5	00600?idx=1				
Living Room 14 X 14 Den	8 X 10 Master Bedro			rooms: 4	
Kitchen 8 X 12 Family Roo		13 X 14 SqFt - Total:	0,02-	hs - Full: 4	
Dining Room 12 X 14 Porch	20 X 20 Bedroom 3	13 X 14 SqFt Source Guest Hse:		hs - Half: 1 hs - Total: 4.1	
		Yr Built: 199		s Allowed: Restricted	
HOA/POA/COA (Monthly): 1,351.33	Bldg #:	Land Le	ase: Mo	bile Home Size:	
Governing Bodies: HOA	Total Floors/Stories:			ecal #:	
Homeowners Assoc: Mandatory Lease Times p/Year:	Total Units in Bldg: Ttl Units in Complex:	Min Day		rial #: and Name:	
Application Fee: 0	Unit Floor #:			tal Assessed Value:	
	Membership Fee Amou	nt: 175,000			
Auction: No Directions: Donald Ross Rd between Prospe	ity Farms Rd. and Alt A-1-A				
Design:		View:			
Construction: CBS		Waterfront Details: Lake			
Unit Desc: Flooring: Carpet; Ceramic Tile		Cooling: Central Heating: Central			
Furnished: Unfurnished		Security: Gate - Manned; Secu	rity Patrol		
Dining Area:		Membership: Club Membershi		e Req	
Master Bedroom/Bath: Mstr Bdrm - Ground		Utilities: Public Sewer; Public V	Vater		
Lot Description: 1/2 to < 1 Acre Private Pool: Inground		Special Info: Terms Considered: Cash; Cor	ventional		
Storm Protection:		Roof: Concrete Tile	iver itional		
Restrict: Commercial Vehicles Prohibited; No	Truck/RV	Taxes: City/County; Homestead	t		
Rooms: Family Equip/AppI:Dryer; Microwave; Refrigerator; V	Vasher	Equestrian Features:			
Subdivinfo:Beach Club Available; Bike - Jog		ne Room; Golf Course; Pool: Putt	ing Green; Sidewalks: ⁻	Tennis	
Interior:Cook Island; Foyer	,				
Maintenance Fee Incl:					
Days On Market: 113	Cold Dring Coff				
Sold Price:	Sold Price Sqft: Terms of Sale:		Sold Date:		
; Public Remarks:Large lot with very private lake	view on a cul de sac. 1st time of	fered! Sprawling 4,300sfua single	story floorplan with lots	of natural light from the	
countless windows and sliders! 4 bedrooms, a Presented by					
Pamela L Rudd					

Pamela L Rudd Frenchman's Creek Realty, Inc. 561-568-5975 561-568-5975 prudd@frenchmanscreek.com

Residential Customer Report	13893 Rivoli Drive, Pa MLS#: RX-102		Gardens, FL 33410 St: Active			ist Price: \$1,375,000 amily Detached	
	Area: 5230		Geo Area: F		County: Palm		
and the second			ANS CREEK PAR G- IANS CREEK PAR G				
and the second sec			enchmans Creek	-3			
	and the second se	Villa B -	Parcel ID:		5243413007000035	50 Front Exp:	NW
60	Name:		Waterfrontage:			Garage Spaces:	2.5
	Professional Profession	Yes	Multiple Ofrs Acptd	l:		Carport Spaces:	
COMPANY / A	Lot Dimensions:	88.0 ft x 0.0 ft	Taxes:		15,493.8	Private Pool:	Yes
	Lot SqFt:	10,422	Tax Year:		2015	REO:	No
	HOPA:	No Hopa	Special Assessmer Dock:	11:	No	Short Sale Addendum:	
A BAR AND	Zoning:	PUD	Membership Fee Ro	equired.	Yes	Short Sale:	No
	ALC: NO		Membership Fee A	•	175,000		
Virtual Tour: http://www.hometakesvideos.com	n/showcase/index.php?i	d=6900&ca	Elementary School: Middle School: How High School: Willian	Dwight E ell L. Wa). Eisenhower Eleme tkins Middle School	ntary School	
Living Room 23 X16 Den Kitchen 16'4' X16'3' Family Roo Dining Room 13 X11'4'	12 X12 Mas	ster Bedr		SqFt SqFt Gues Yr Bu	Ft: 4,321 - Total: 5,236 Source: Tax Rolls t Hse: ilt: 1988 Size: 16 x 40	Bedrooms: 4 Baths - Full: 5 Baths - Half: 0 Baths - Total: 5 Pets Allowed: Restricte	d
HOA/POA/COA (Monthly): 1,902.83	Bldg #:			Land Le		Mobile Home Size:	
Governing Bodies:HOAHomeowners Assoc:Mandatory	Total Floors/Sto Total Units in Bl		2			Decal #: Serial #:	
Lease Times p/Year:	Ttl Units in Com			wiiii Day		Brand Name:	
Application Fee: 0	Unit Floor #: Membership Fee	A.m.o	175.000		٦	Total Assessed Value:	
Auction: No Directions: 195 Donald Ross Exit past A1A to F	renchman's Creek on Ri	ght.					
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; E				Wa Co He Se	curity: Gate - Manne	tric; Zoned ric; Heat Pump-Reverse	nase
Master Bedroom/Bath: 2 Master Baths; Bidet; Separate Tub	Dual Sinks; Mstr Bdrm -	- Ground; N	/Istr Bdrm - Sitting;	Re	eq ilities: 3-Phase Elect	tric	
Lot Description: West of US-1; < 1/4 Acre; Cu	l-De-Sac				ecial Info:		
Private Pool: Gunite; Pool Size (W x L): 16 x 4 Storm Protection:	0				rms Considered: Ca rking: Garage - Atta	-	
Restrict: No Lease; Pet Restrictions					bile Features: Utility		
Rooms: Attic; Convertible Bedroom; Den/Office	; Great; Laundry-Inside;	; Studio Be	droom		of: Metal		
					xes: City/County uestrian Features:		
Equip/Appl:Auto Garage Open; Central Vacuu Water Heater - Elec; Water Softener-Owned	, , , , ,		, 0	Electric; F	efrigerator; Smoke D	, ,	
SubdivInfo:Beach Club Available; Business Co Site; Pool; Putting Green; Sauna; Street Lights; Interior:Built-in Shelves; Closet Cabinets; Cool Ceiling; Walk-in Closet Exterior:Auto Sprinkler; Covered Patio; Custor	Tennis; Beach Access I (Island; Ctdrl/Vault Ceili	by Easeme ings; Custo	nt m Mirror; Fire Sprinkl	er; Foyer			-
Maintenance Fee Incl:	0 0,, <u></u> ,		,				
Days On Market: 126 Sold Price:	Sold Price Sqft:						
	Terms of Sale:				Sold Date:		
; Public Remarks:Master suites both upstairs and fairway views. Waterfall in pool area and waterd roof. 3 A.C. units, 2014 & 2015. Meticulously m Presented by Pamela L Rudd Frenchman's Creek 561-568-5975	all on golf course. Large aintained inside and out	double sh	owers in master suite	. Hurricar	e protection through		
561-568-5975	reek com						

Residential Customer Report	13770 Pa	rc Drive, Palm Beach MLS#: RX-10208583	a Gardens, FL 33410 3 St: Active		st Price: \$1,394,970 Family Detached Ft [.] 307 8	
		Area: 5230	Geo Area: F	•		
			CHMANS CREEK PAR G	1 REPL SEC 2 LT 32B		
the states of the	Note that is a second	Subdivision: French	nmans Creek 9: Frenchmans Creek			
the stand of	A LOW DOWN		Parcel ID:	52434130220000320	Front Exp:	S
	The second second	Name:	Waterfrontage:		Garage Spaces:	2
A PARA		Mataufuanti Ma	Multiple Ofrs Acptd:		Carport Spaces:	
		Lot SqFt: 8,719	Taxes:	13,276.4	Private Pool:	Yes
State of the second			Tax Year:	2015	REO:	No
AND ALTER OF	at the second	HOPA: Hopa	Special Assessment:	No	Short Sale Addendum:	No
	and have		Dock:		Short Sale:	No
	Cart - Just		Membership Fee Requir	ed: Yes		
	ALL CONTRACT		Membership Fee Amoun	nt: 175,000		
Virtual Tour: https://photos.sm	ugmug.com/photos/i-8SvD	N H	/iddle School: Howell L. ligh School: William T. D		ry School	
Living Room 20 X	16 Master Bedroom	21 X 1	7 LivSqFt: 4,532	Bedrooms		
Kitchen 20 X			2 SqFt - Total: 5,517	Baths - Fu		
	Bedroom 3	14 X 1 ⁻	1 SqFt Source: Tax Rol Guest Hse:	lls Baths - Ha Baths - To		
			Yr Built: 1999		ved: Restricted	
HOA/POA/COA (Monthly): 1,	602.33 Bldg	ı #:	Li	and Lease:	Mobile Home Size:	
Governing Bodies: Ho		I Floors/Stories:			Decal #:	
Homeowners Assoc: Ma Lease Times p/Year:		I Units in Bldg: Inits in Complex:	Μ		Serial #: Brand Name:	
Application Fee: 0		Floor #:			Fotal Assessed Value:	
	Men	bership Fee Amoun	t: 175,000			
Auction: No Directions: I-95 to Donald Ross	east past Alt A1A, Frenchr	nan's Creek on right				
Design: Contemporary; Courtya Construction: CBS; Concrete Unit Desc:	ard			View: Garden Waterfront Details: Cooling: Central; El		
Flooring: Carpet; Marble; Tile; Furnished: Unfurnished	Wood Floor			Heating: Central; El Security: Private Gu	ectric; Zoned	
Dining Area: Breakfast Area; D Master Bedroom/Bath: 2 Mast Lot Description: < 1/4 Acre			Separate Tub; Whirlpool		Membership Req; Golf Purc lectric; Cable; Public Sewer	
Private Pool: Inground				•	Cash; Conventional	
Storm Protection:				Parking: 2 Spaces;	Garage - Attached	
Restrict: Other Rooms: Den/Office; Family; Gr	eat			Roof: Concrete Tile Taxes: City/County		
Roomo, Demonie, Farmy, Or				Equestrian Feature	s:	
Equip/Appl:Auto Garage Open SubdivInfo:Basketball; Beach of Tennis						Pool;
Interior:Built-in Shelves; Closed Exterior:Auto Sprinkler; Covere Maintenance Fee Incl: Commo	ed Patio; Custom Lighting; I		ub; Split Bedroom; Volume	e Ceiling; Walk-in Closet		
Days On Market: 162						
Sold Price:	Sold Prie Terms o	•		Sold Date:		
; Public Remarks: This magnificen sitting adjacent to a large, tropic ceilings, wall-to-wall windows an features. The wide-open kitcher the patio, an elegant chandelier Pres Pam	al, park-like private propert nd doors, marble and real h n has spacious cabinets, gr , spa-like bath, and a sitting ented by	y, giving this property ardwood flooring, rec anite countertops, and	nearly one full acre in per essed lighting, crown mole a panoramic views of the o	rpetuity. The bright and spac ding, and numerous high-qu outdoors. The huge master s	cious interior has soaring vo ality architectural niches an suite has French doors lead	d d

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Residential Customer Report	13852 Degas Drive E, Pa MLS#: RX-10		ardens, FL 33410 St: Active	Type: Single List Price/S	List Price: \$2,125,000 e Family Detached gEt: 466 21	
	Area: 5230		Geo Area: PB2	28 County: Pal	•	
			NS CREEK REPL PAP ANS CREEK PAR A2	R A2 LT 35		
	Developmen	t Name: F C	BEACH & COUNTRY	CLUB		
	Model Name:		Parcel ID:	5243413020000	0350 Front Exp:	W
	Waterfront:	V	Naterfrontage:		Garage Spaces:	2.5
			Multiple Ofrs Acptd:	40.470	Carport Spaces:	0
	Lot SqFt:		Taxes:	19,472	Private Pool:	Yes
	and the second se		Fax Year: Special Assessment:	2015	REO:	No
	Zoning.		Dock:	Yes	Short Sale Addendur	
	and the second		Membership Fee Req	u ired : Yes	Short Sale:	No
			Vembership Fee Amo			
			•	c Solutions High School		
Virtual Tour:				_		
Living Room 20 X 16 Den	15 X 14 Maste			LivSqFt: 4,558	Bedrooms: 5	
Kitchen16 X 16Family R			19 X 14.5	SqFt - Total: 5,795 SqFt Source: Other	Baths - Full: 5 Baths - Half: 1	
Porch	24 X 21 Bedro	oom 3 oom 4	16 X 13 16 X 13	Guest Hse:	Baths - Total: 5.1	
		oom 5	16 X 13	Yr Built: 1991	Pets Allowed: Yes	
				Pool Size: 30 x 15		
HOA/POA/COA (Monthly): 1,774.42	Bldg #:			d Lease:	Mobile Home Size:	
Governing Bodies:HOAHomeowners Assoc:Mandatory	Total Floors/Storie Total Units in Bldg			reation Lease: Days to Lease:	Decal #: Serial #:	
Lease Times p/Year:	Ttl Units in Compl	•	NIII I	Days to Lease.	Brand Name:	
Application Fee: 0	Unit Floor #:	1			Total Assessed Value:	
Auction: No	Membership Fee	Amount: 17:	5,000			
Directions: Donald Ross Road, south side, I	etween Alt. A1A and Prospe	rity Farms Re	oad.			
		-				;
Design: Mediterranean			View: Canal; P			
Construction: CBS Unit Desc:				t ails: Interior Canal; Nav al; Electric; Zoned	vigable; Canal Width 1 - 80	
Flooring: Carpet; Marble; Wood Floor				al; Electric; Zoned		
Furnished: Furnished			Security: Burg		d; Security Patrol; Security S	Sys-
Dining Area: Dining Family Master Bedroom/Bath: Bidet; Dual Sinks; N	Astr Bdrm - Ground [,] Senarate	Shower W	Owned	Club Membershin Reg [.] F	Fauity Purchase Rea	
Spa					Bottle; Public Sewer; Public	Water
Window Treatments: Blinds; Drapes; Impa	t Glass; Plantation Shutters		Special Info:	and Orabi Oranatian	-1	
Lot Description: 1/4 to 1/2 Acre Private Pool: Equipment Included; Heated;	Inground: Spa: Pool Size (W	x I) [.] 30 x 15		ered: Cash; Convention - Decorative; Garage - /		
Storm Protection: Impact Glass: Complete	Curr Owner Wind Mitig Cert		Roof: S-Tile	, o		
Restrict: Buyer Approval; No Lease; No Tru Rooms: Cabana Bath; Den/Office; Family; L			Taxes: Homest			
Equip/Appl:Auto Garage Open; Central Vac		Dryer; Ice M	Equestrian Fea aker; Microwave; Rang		r; Smoke Detector; Washer;	Water
Heater - Gas		-				
SubdivInfo:Beach Club Available; Bike - Jo Street Lights; Tennis	g; Business Center; Clubhous	se; Exercise	Room; Game Room; G	Solt Course; Pool; Privat	e Beach Pvin; Putting Green	;
Interior:Entry Lvl Lvng Area; French Door; L	aundry Tub; Volume Ceiling;	Walk-in Clos	set			
Exterior: Auto Sprinkler; Built-in Grill; Screer			o <i>i</i>			
Maintenance Fee Incl: Cable; Common Are Days On Market: 8	as; Lawn Care; Manager; Re	eserve Funds	; Security			
Sold Price:	Sold Price Sqft:					
	Terms of Sale:			Sold Date:		
; Public Remarks: This home is a gem! It has 5 pool and spa. A new Spanish "S" tile roof re- loggia and entry way. This home has been to are coquina stone; wood floors in the new m	done in 2006. In 2008, renova astefully, extensively and exp	ations include ensively upd	ed a 953 sq.' second M ated. Hurricane windov	laster Suite on first floor ws throughout. Floors in	plus a 686 sq.' covered patie the main living areas and th	o, e stairs

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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MLS#: RX-10232615 St: Active Type: Single Family Detache	595,000 d
List Price/SqFt: 472.51	
Area: 5230 Geo Area: PB28 County: Palm Beach Legal Desc: FRENCHMANS CREEK PAR B LT 21	
Subdivision: FRENCHMANS CREEK PAR B	
Development Name: Frenchman's Creek Beach and Country Club	
Model Custom Parcel ID: 52434129090000210 Front Exp:	NW
Name: Estate Waterfrontage: 113.33 Garage Sp	aces: 3
Waterfront: Yes Multiple Ofrs Acptd: Carport Sp	aces:
317.98 Taxes: 33,795.2 Private Po	ol: Yes
t x Lot 113.33 Tax Year: 2015 REO:	No
Dimensional & Special Accessments No.	Addendum: No
Let 0x Etc. 27 475 Decku 40 th Vascel	
No Membership Fee Required: Yes Short Sale	No
HOPA: Hopa Membership Fee Amount: 175,000 Zoning: PUD	
Elementary School: Dwight D. Eisenhower Elementary School	
Virtual Tour:	
Living Room 26 X 32 Master Bedroom 24 X 17 LivSqFt: 5,492 Bedrooms: 5	
Kitchen 20 X 12 Bedroom 2 20 X 13 SqFt - Total: 7,852 Baths - Full: 7	
Dining Room 16 X 12 Bedroom 3 13 X 15 SqFt Source: Tax Rolls Baths - Half: "	
Bedroom 4 19 X 20 Guest Hse: Baths - Total:	
Bedroom 5 10 X 9 Yr Built: 1990 Pets Allowed:	Yes
HOA/POA/COA (Monthly): 1,441.17 Bldg #: Land Lease: Mobile Home Governing Bodies: HOA Total Floors/Stories: 2 Recreation Lease: Decal #:	Size:
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 Assess	ed Value:
Membership Fee Amount: 175,000	
Auction: No	
Directions: From I95 East on Donald Ross to Frenchmans Creek on the right.	
Design: View:	
Construction: CBS Waterfront Details: Fixed Bridges; Interior Canal; Navigal Unit Desc: Cooling: Central	le; Seawall
Unit Desc: Cooling: Central Flooring: Tile Heating: Central	
Furnished: Unfurnished Security:	
Dining Area: Utilities: 3-Phase Electric; Public Sewer; Public Water	
Master Bedroom/Bath: Mstr Bdrm - Ground Special Info:	
Storm Protection: Terms Considered: Cash; Conventional Terms Objective Cash; Conventional	
Restrict: Commercial Vehicles Prohibited; No Lease; Pet Restrictions Taxes: City/County Rooms: Cabana Bath; Den/Office; Family; Laundry-Inside; Laundry-Util/Closet Equestrian Features:	
Equip/Appl:None	
Subdivinfo:Beach Club Available; Clubhouse; Community Room; Courtesy Bus; Exercise Room; Golf Course; Library; Manager on Site; Putting G	een; Tennis; Beach
Access by Easement	•
Interior:Ctdrl/Vault Ceilings; Fireplace(s); Split Bedroom; Wet Bar	
Maintenance Fee Incl:	
Days On Market: 81	
Sold Price: Sold Price Sqft: Terms of Sale: Sold Date:	
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 elect 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 of the very back with elect back yard setting big enough for 60 ft plus pool.	
separate guest house and more. Presented by Pamela L Rudd	

Presented by Pamela L Rudd Frenchman's Creek Realty, Inc. 561-568-5975 561-568-5975

Residential Customer Report	13161 Burgundy Drive S, Palm B MLS#: RX-1024630			List Price: \$2,500,000 Family Detached Ft: 398.72	
	Area: 5230	Geo Area: PB28	County: Palm		
Steaking to the for	Subdivision: Frenc	CHMANS CREEK PAR E-1 LT 2 hmans Creek e: Frenchmans Creek	6		
The second	Model Name:	Parcel ID: Waterfrontage:	52434130110000260 115	Front Exp: Garage Spaces:	W 2.5
	Waterfront: Yes Lot SqFt: 22,946	Multiple Ofrs Acptd: Taxes:	26,834.7	Carport Spaces: Private Pool:	Yes
	No	Tax Year:	2015	REO:	No
- die start	HOPA: Hopa	Special Assessment:	No	Short Sale Addendum:	
	Zoning: PCD(c	Dock:		Short Sale:	No
		Membership Fee Required:	Yes		
		Membership Fee Amount:	175,000		
Virtual Tour:					
Living Room22 X 18 DenKitchen14 X 14Dining Room24 X 12Dining Area11 X 12	15 X 13 Master Bedroom Bedroom 2	20 X 18 LivSqFt: 6,27 20 X 18 SqFt - Total: 9 SqFt Source: Guest Hse: Yr Built: 1992 Pool Size: 50	9,677 Floor Plan 2	Bedrooms: 4 Baths - Full: 4 Baths - Half: 1 Baths - Total: 4.1 Pets Allowed: Yes	
HOA/POA/COA (Monthly): 1,289.16Governing Bodies:HOAHomeowners Assoc:MandatoryLease Times p/Year:Application Fee:0	Bldg #: Total Floors/Stories: Total Units in Bldg: Ttl Units in Complex: Unit Floor #: Membership Fee Amoun	Min Day	ion Lease: D vs to Lease: S B	Nobile Home Size: Decal #: Serial #: Brand Name: Fotal Assessed Value:	
Design: Contemporary Construction: CBS Unit Desc: On Golf Course Flooring: Carpet; Marble Furnished: Unfurnished Dining Area: Dining/Kitchen; Formal Guest House: 1 Bath; 1 Bedrooms; Patio Master Bedroom/Bath: Bidet; Dual Sinks; I Spa Tub & Shower Lot Description: 1/2 to < 1 Acre Private Pool: Inground; Pool Size (W x L): & Storm Protection: Restrict: Other Rooms: Den/Office; Great; Maid/In-Law; Str Equip/Appl:Auto Garage Open; Dishwashe SubdivInfo:Basketball; Bike - Jog; Boating; Interior:Bar; Built-in Shelves; Cook Island; C Ceiling; Walk-in Closet; Wet Bar Exterior:Auto Sprinkler; Covered Patio; Cus Maintenance Fee Incl: Common Areas; Se Days On Market: 30	0 X 15 rage r; Dryer; Fire Alarm; Ice Maker; Micr Clubhouse; Elevator; Exercise Roor Ctdrl/Vault Ceilings; Entry LvI Lvng A tom Lighting; Open Porch; Screene	owave; Smoke Detector; Washe n; Golf Course; Lobby; Picnic Ar rrea; Foyer; Laundry Tub; Pantry	Utilities: 3-Ph Public Water Special Info: Terms Consid Parking: Gara Taxes: City/Co Equestrian Fe ar; Water Heater - Elec rea; Pool; Tennis	etails: Lake tral; Electric tral; Electric e - Manned Equity Purchase Req base Electric; Public Sewer; dered: Cash; Conventional age - Attached ounty eatures: c; Water Softener-Owned	I
Sold Price:	Sold Price Sqft: Terms of Sale:		Sold Date:		
; Public Remarks:This gorgeous, 5,544-square With 24-ft ceilings and oversized clerestory f floorings, crown and wall moldings, exquisite creates a serene and pleasant environment appliances, and a center island with a gas c Presented by Pamela L Rudd Frenchman's Cre 561-568-5975	vindows, the beautiful natural light fl built-ins, and designer window cove for relaxing and entertaining. Design boktop. The entire wall of butted glas	ows evenly throughout the space erings. Situated on an extremely red with the chef in mind, the kite	e. This home is design private lot, this home chen features granite o	ed and detailed with marble offers an outdoor living are countertops, stainless steel	le ea that

Residential Customer Report	3127 N Miro Drive, Palm MLS#: RX-10		ens, FL 33410 St: Active	Type: Single Far		
		FRENCHMAN FRENCHMAN	Geo Area: PB28 S CREEK PAR D LT 11	List Price/SqFt: County: Palm B		
	Developmen Model Name: Waterfront:	t Name: FREN Pa CUSTOM Wa Yes Mu	NCHMANS CREEK Ircel ID: aterfrontage: ultiple Ofrs Acptd:	52434130040000110) Front Exp: Garage Spaces: Carport Spaces:	SW 3.5
WORTH BEILL	Lot Dimensions Lot SqFt: HOPA: Zoning:	22,681 No Hopa PUD Me	x Year: becial Assessment: bck: embership Fee Required:		Private Pool: REO: Short Sale Addendum: Short Sale:	Yes No : No No
Virtual Tour: https://vimeo.com/166644425Living Room23 X 22MasterKitchen15 X 24BedroDining Room15 X 16Bedro	o m 2 14	′ X 23 LivS X 17 SqFi	ambership Fee Amount: aqFt: 6,323 t - Total: 8,240 t Source: Developer	Bedrooms: Baths - Full: Baths - Half	: 5	
Bedro		X 13 Gue	st Hse: uilt: 2015	Baths - Tota Pets Allowe	II: 5.2 d: Restricted	
HOA/POA/COA (Monthly): 1,351.33Governing Bodies:HOAHomeowners Assoc:MandatoryLease Times p/Year:MandatoryApplication Fee:0	Bldg #: Total Floors/Storie Total Units in Bldg Ttl Units in Compl Unit Floor #: Membership Fee A	g: ex:	Land Leas Recreation Min Days	n Lease: Dec to Lease: Ser Bra	bile Home Size: cal #: rial #: ind Name: al Assessed Value:	
Auction: No Directions: DONALD ROSS RD BETWEEN A	LT A1A AND PROSPERIT	Y FARMS RD				<u> </u>
Design: Contemporary Construction: CBS Unit Desc: Flooring: Carpet; Wood Floor; Other Furnished: Furniture Negotiable; Unfurnished Dining Area: Breakfast Area; Dining/Kitchen; Master Bedroom/Bath: 2 Master Baths; Mstr Tub Window Treatments: Impact Glass Lot Description: West of US-1; 1/2 to < 1 Acr Private Pool: Heated; Inground Storm Protection: Impact Glass: Complete Restrict: Pet Restrictions Rooms: Cabana Bath; Den/Office; Laundry-U Equip/Appl:Auto Garage Open; Dishwasher;	Bdrm - Ground; Separate S e; Paved Road; Sidewalks iil/Closet; Recreation; Stora	ge	ate Avlbl Utilities: Cable, Gas E Special Info: Terms Considered: C Parking: Driveway; G Roof: Concrete Tile Taxes: City/County Equestrian Features:	ned; Security Patrol embership Req; Equity Bottle; Public Sewer; P Cash; Conventional arage - Attached; Golf		iity
SubdivInfo:Beach Club Available; Bike - Jog; Private Beach PvIn; Putting Green; Sidewalks; Interior:Built-in Shelves; Cook Island; Foyer; F Exterior:Built-in Grill; Covered Patio; Open Pa	Billiards; Cabana; Clubhou Spa-Hot Tub; Street Lights French Door; Laundry Tub; tio; Summer Kitchen	se; Community s; Tennis	y Room; Courtesy Bus; Exe		ırse; Manager on Site; Po	ol;
Maintenance Fee Incl: Common Areas; Secu Days On Market: 380 Sold Price:	rity Sold Price Sqft: Terms of Sale:			Sold Date:		
Public Remarks:Outstanding custom estate hor house is 6,300 square feet of open space with water lot, it's placement in Frenchman's Creek can be purchased for \$250,000. Presented by	a gourmet kitchen, extraor	dinary finishes	, a three car garage, plus a	n over sized golf cart	garage. Located on a qui	iet

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Residential Customer Report 29	21 Le Bateau Drive, Pal MLS#: RX-1025245			Type: Single Fa List Price/SqFt		
	Area: 5230	Geo A	rea: PB28	County: Palm E		
Anna Mar		CHMANS CREEK PA	R B LT 60			
	Subdivision: FREN					
CONTRACTOR OF THE PARTY		e: Frenchmans Creek				-
		om Parcel ID:		52434129090000600	•	S
South Street Street Street		tyard Waterfrontage			Garage Spaces:	5
	Waterfront: No	Multiple Ofrs A	cptd:		Carport Spaces:	
State and the second state of the second state	Lot 129.0	^{0 ft x} Taxes:		16,871.2	Private Pool:	Yes
	Dimensions: 0.0 ft	t Tax Year:		2015	550	
	Lot SqFt: 31,96	65	mont	No	REO:	No
	HOPA: No H	Special Asses	sment.	NU	Short Sale Addendum:	No
	Zoning: PCD	Dock:			Short Sale:	No
		Membership F	e Required:	Yes		
		Membership F	ee Amount:	175,000		
Virtual Tour:			Howell L. Wat). Eisenhower Elementa tkins Middle School er High School	ary School	
		De due 1		= 0.074	Deducence: 4	
Living Room 40 X 22 Den	25 X 18 Master		2 X 18 LivSo		Bedrooms: 4 Baths - Full: 5	
Kitchen 20 X 16 Family Room		om 2 14	A 16 SQFt	- Total: 8,727 Source: Tax Rolls	Baths - Half: 1	
Dining Area 16 X 14	Bedroo		3 X 16 Gues	t Hse	Baths - Total: 5.1	
Utility Room 15 X 11	Bedroo	5m 4		uilt: 1990	Pets Allowed: Yes	
				Size: 15X36		
					A 1 11 A	
HOA/POA/COA (Monthly): 1,351.33 Governing Bodies: HOA	Bldg #: Total Floors/Stories	s: 1			Mobile Home Size: Decal #:	
Governing Bodies:HOAHomeowners Assoc:Mandatory	Total Units in Bldg:				Serial #:	
Lease Times p/Year:	Ttl Units in Comple				Brand Name:	
Application Fee: 0	Unit Floor #:	1			Total Assessed Value:	
	Membership Fee A	mount: 175,000				
Auction: No Directions: 1-95 to Donald Ross Rs. East past A	t. A-1-A. Right to Frenchn	nan's Creek				
Design: < 4 Floors; Other Arch	N	View: Garden				
Construction: CBS	١	Waterfront Details: N	one			
Unit Desc:		Cooling: Ceiling Fan;		d		
Flooring: Carpet; Marble; Tile; Wood Floor		Heating: Central; Zon				
Furnished: Unfurnished				Patrol; Security Sys-Ow	ned	
Dining Area: Breakfast Area; Dining-Living Master Bedroom/Bath: 2 Master Baths; Bidet; D		Membership: Equity		ublic Sewer; Public Wa	tor	
Shower; Whirlpool Spa	· · ·			-	Available; Fuel; Marina;	
Window Treatments: Awning; Blinds; Drapes; F		Attended; Full Service				
Tinted; Verticals		Special Info:	,			
Lot Description: 1/2 to < 1 Acre; Corner Lot; Cu	I-De-Sac; Private Road	Terms Considered: (
Private Pool: Gunite; Heated; Inground; Spa; Po	· · ·	•	lar; Drive - De	corative; Garage - Attac	ched; Golf Cart	
Storm Protection:		Roof: Barrel				
Restrict: Buyer Approval; Lease OK; 3 Pets Rooms: Cabana Bath; Den/Office; Family; Grea		Taxes: City/County				
Maid/In-Law		Equestrian Features				
Equip/Appl:Auto Garage Open; Central Vacuum	; Dishwasher: Disposal: D	Drver; Fire Alarm: Ice	Maker; Microw	ave; Purifier: Range - E	Electric; Refrigerator: Smoke	Э
Detector; Washer; Water Heater - Elec; Water Se		, . ,	,	,,	, <u></u> ,,,	
SubdivInfo: Basketball; Bike - Jog; Bike Storage PvIn; Putting Green; Sauna; Tennis		ouse; Community Roo	m; Elevator; E	xercise Room; Golf Cou	urse; Lobby; Pool; Private B	Beach
Interior:Bar; Built-in Shelves; Closet Cabinets; C Volume Ceiling; W/D Hookup; Walk-in Closet; W	et Bar		or; Laundry Tul	b; Pantry; Pull Down St	airs; Sky Light(s); Split Bed	room;
Maintenance Fee Incl: Cable; Common Areas;	Maintenance-Exterior; Sec	curity				
Days On Market: 8						
Sold Price:	Sold Price Sqft:			Cold Date:		
	Terms of Sale:			Sold Date:		
Public Remarks:Completely renovated courtyard There are hurricane shutters throughout home. T wonderful outdoor tropical paradise. The main ho adorn the floors and hand crafted built-ins are es	he guest house is a doubl ouse has two separate bec	le suite with wet bar. droom suites and a m	he large rock aster with two	waterfall frames the he separate baths and a h	ated pool and spa and crea uge library. Marble and woo	ites a od

auorn the noors and hand cratted 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 **Presented by**

Presented by
Pamela L Rudd
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561-568-5975
prudd@frenchmanscreek.com

Residential Customer Report	2880 Le Bateau ML	u Drive, Pal L S#: RX-10 ⁻		n Garden	s, FL 3 St: Ac			Type: Single List Price/S	List Price: \$3,980,000 Family Detached qFt: 596.52	
		ea: 5230			Geo A			County: Pal		
		gal Desc: F				PAR B	LT 57			
		bdivision:				ok				
A 1 11 11 11		odel	wanne: F	Parcel I		GV		52434129090000	570 Front Exp.	Е
	Na	ame:	Custom	Waterfre				136	Garage Spaces:	3
	MAST	aterfront:		Multiple	-			100	Carport Spaces:	5
	La	ot		Taxes:	015/	-opia.		21,093	Private Pool:	Yes
		imensions:	136x211	Taxes: Tax Yea	r .			21,093		
	La	ot SqFt:	28,765				4.		REO:	No
the set of the set	He see and the		No	Special	Asses	smen		No	Short Sale Addendum:	: No
	No. of the local division of the local divis	OPA:	Нора	Dock:				yes and lift	Short Sale:	No
	Zo	oning:	PUD	Member						
				Member	ship F	ee An	nount:	175,000		
	10704005101/000									
Virtual Tour: http://view.paradym.com									.	
Living Room 24 X 22 Den		15 Master 24 Bedro		om	20			t: 6,672	Bedrooms: 7 Baths - Full: 9	
Kitchen 15 X 12 Famil	-	24 Bedro 30 Bedro				X 15	SqFt - SaFt S	Total: 8,844 ource: Developer	Baths - Half: 1	
Dining Room 15 X 18 Porch		Bedro			14 14	X 15	Guest	Hse:	Baths - Total: 9.1	
		Bedro			14	X 16	Yr Buil	t: 2015	Pets Allowed: Yes	
		Bearo	0111 0		10	X 10		i ze: 15x34		
HOA/POA/COA (Monthly): 1,500	Bldg #:					L	and Lea	se:	Mobile Home Size:	
Governing Bodies: HOA		oors/Storie	s: 2	2				on Lease:	Decal #:	
Homeowners Assoc: Mandato		nits in Bldg				М	lin Days	to Lease:	Serial #:	
Lease Times p/Year: Application Fee: 100	Ttl Units Unit Flo	s in Comple		D					Brand Name: Total Assessed Value:	
Application Fee: 100		or #: rship Fee A		-					i oldi Assesseu Value:	
Auction: No				,						
Directions: Donald Ross Rd East to To	ournament Dr on the Sou	uth side of s	treet, ent	rance bet	ween A	Alt. A1	A and P	rosperty Farms Rd		
										:
Design: < 4 Floors; Traditional Construction: CBS; Concrete Unit Desc: Flooring: Carpet; Marble; Wood Floor					Wate Seaw		Details	Fixed Bridges; Int	erior Canal; Ocean Access;	
Furnished: Unfurnished						ing: Ce				
Dining Area: Breakfast Area; Dining/k									ed; Security Patrol; TV Camer	ra
Master Bedroom/Bath: 2 Master Bath Tub	is; Bidet; Dual Sinks; Ms	sır Barm - G	round; Se	eparate				Membership Req; ver; Public Water	Equity Purchase Req	
Window Treatments: Casement; Imp	act Glass							ate Dock; Up to 50) Ft Boat	
Lot Description: 1/4 to 1/2 Acre; 1/2 t					•	ial Infe				
Private Pool: Equipment Included; Ing	round; Spa; Pool Size (\	W x L): 15x3	34					: Cash; Convention		
Storm Protection: Restrict: Commercial Vehicles Prohib	ted					-	Spaces; rete Tile	• •	- Attached; Golf Cart	
Rooms: Attic; Den/Office; Laundry-Ins							v Constr			
	-		_				Feature			
Equip/Appl:Auto Garage Open; Centr										10
SubdivInfo:Beach Club Available; Bus Beach PvIn; Putting Green; Sauna; Sp				ercise Ro	om; Ga	ime Ro	bom; Go	ir Course; Library;	ivianager on Site; Pool; Privat	le
Interior:Closet Cabinets; Cook Island;	, 0		•	ireplace	s); Frer	nch Do	or; Pant	ry; Pull Down Stair	s; Roman Tub: Split Bedroom	ו;
Upstairs Living Area; Walk-in Closet		.,	J, I		,,		,	,, <u> </u>	,	,
Exterior: Covered Balcony; Custom Lig		ed Sprinkle	r							
Maintenance Fee Incl: Common Area	s; Golf									
		Saft.								
Days On Market: 323	Cold Drice C									
Days On Market: 323 Sold Price:	Sold Price S Terms of Sa	le:						Sold Date:		
-	Sold Price S Terms of Sa	le:						Sold Date:		
•	Terms of Sa N AVAILABLE FOR OCC indards in structure and style this estate home ha ators, two Bosch dishwas f pool, spa and private d by	CUPANCY (design. This as timeless shers and a	s seven b appointm Wolf coo	edroom r ents and king cent	iine and materia er. Ope	d one l als, im en fam	half bath pact win	dence located in e: estate home emb dows, marble floor	races both grand and casual l ing, designer kitchen with cus	life stom

Pamela L Rudd Frenchman's Creek Realty, Inc. 561-568-5975 561-568-5975 prudd@frenchmanscreek.com



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 INST	ALLMENTS FROM	MARCH TO AUGUST	
PROPERTY OWNERS' A	SSOCIATIO	ON 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 IMPROVEMEN		IG**	
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

GOLF	• Two 18-hole Championship golf courses with	six •	Handicap service
	sets of tees for all levels of players	•	Green fees
	Lockers and bag storage	•	Club fitting
	• Full practice facility & short game area	•	Practice balls
	Trail fees	•	Group clinics
	Cart & range fees	•	Mill River Plan pro shop
TENNIS	• 16 Har-Tru courts, (nine lighted)	٠	Guest fees
	A stadium court	•	Mill River Plan pro shop
	Group clinics		
FITNESS & SPA	Fitness center with state-of-the-art equipment	it •	Resort-style pool
	Sauna & steam room	•	Lap pool
	Full service spa	٠	Snacks
	Weight control guidance	•	Bottled water, tea, champagne
BEACH CLUB	• Pool	٠	Towels
	• Beach	•	Umbrellas
	Lockers	•	Chairs
	Showers	•	Valet
	• Sunscreen	٠	Wi-Fi
	• Cabanas		
CLUBHOUSE	Meeting rooms	•	Card rooms
	Private party facilities	•	Bottled water, coffee, tea, fruit
	Complete business center	•	Valet
	• Wi-Fi	•	Full building generator
	Library		
FIVE RESTAURANTS	Open seven days a week	٠	Coffee bar
	Home delivery	•	Dinner hors d'oeuvres
	Breakfast	٠	Snacks
	Fruits	٠	Cookies
	Bottled water	٠	Tea service
BUSINESS CENTER	 Full service Wi-Fi meeting rooms 	٠	Library
	Computer center		

 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 Vendor screening service Dog park, fishing lakes maintenance Notary service, package receipt Community direct-connect to FPL substati Hurricane preparation, shelter and post-h cleanup service 	Propert	ty Owners Association - Services included in annual fees:		
	•	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	• • •	Dog park, fishing lakes maintenance Notary service, package receipt Community direct-connect to FPL substation Hurricane preparation, shelter and post-hurrican
• Exterior home painting every six years, trim every three years • Pressure cleaning of driveways and gutter	Patio, V	illas, & Town homes:		
Property landscaping, fencing and irrigation	•	Exterior home painting every six years, trim every three years Property landscaping, fencing and irrigation	٠	Pressure cleaning of driveways and gutters
	•	Patio cleaning	٠	Dog and cat sitting

- Hurricane shutter installation and preparation
- Weekly house watch services •
- Interior and exterior house repairs

- Dog and cat sitting
- Airport and local transportation ٠
- Dry cleaning ۰



13699 TOURNAMENT DRIVE, Palm Beach Gardens, FL 33410

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