

## **REAL ESTATE LISTINGS MAY 2015**

Contact:

Pamela Rudd, Business Development P: 561.784.6505 Cell: 561.568.5975 Email: prudd@frenchmanscreek.com Martina Haut, Marketing / Communication P: 561.868.6383 Cell: 561.308.4131 Email: mhaut@frenchmanscreek.com

Residential Customer Report	2040 La Porte Drive Pa MLS#: RX-7		Gardens, FL 33410 St: Active	Ту	List Price: \$775,200 pe: Townhouse	
	-		_		st Price/SqFt: 294.08	
	Area: 5230		Geo Area: PB2		o <b>unty:</b> Palm Beach F TR L LYG S OF & ADJ THEF	DETO
A STATE OF THE STA			MANS CREEK PAR C-2 LT			
A A A A A A A A A A A A A A A A A A A			renchmans Creek			
The state of the second	Model		e Parcel ID:	52434129180	0000040 Front Exp:	SE
	Name:	В	Waterfrontage:		Garage Spaces:	2
	Waterfront	: Yes	Multiple Ofrs Acptd:		Carport Spaces:	
	Lot SqFt:	7,405	Taxes:	15,031.45	Private Pool:	Yes
A DECEMBER OF A	HOPA:	No Hopa	Tax Year:	2014	REO:	No
	Zoning:	PUD	Special Assessment:	No	Short Sale	
			Dock:		Addendum:	No
12			Membership Equity:	Yes	Short Sale:	No
An			Mbrshp Equity Amount:	175,000		
Virtual Tour: http://www.listingsmagic.cor	n/flash/tournh.nhn?nron	orty ID-90	Elementary School: Dwig Middle School: Howell L High School: William T.	. Watkins Midd	le School	
Living Room24 X 21Family RooKitchen13 X 13Dining Room13 X 12		r Bedroom om 2	n 20 X 15 LivSqFt 21 X 12 SqFt - To 18 X 12 SqFt So Guest H Yr Built	otal: 3,078 urce: Tax Rolls <b>ise:</b> : 1990	Bedrooms: 3 Baths - Full: 3 Baths - Half: 0 Baths - Total: 3 Pets Allowed: Yes	
			Pool Si	<b>ze:</b> 11x23		
HOA/POA/COA: 1,559.58	Bldg #:		Land Lease		Mobile Home Size:	
Governing Bodies: HOA Homeowners Assoc: Mandatory	Total Floors/Stories: Total Units in Bldg:	1	Recreation		Decal #: Serial #:	
Lease Times p/Year:	Unit Floor #:	1	Min Days to	Lease.	Brand Name:	
Application Fee: 0	Mbrshp Equity Amou	nt: 175,000			Total Assessed Value:	
Directions: 195 to Donald Ross East past A1.	A, right on Prosperity Farm	s Rd, La Poi	rte Dr first left.			
Design: Mediterranean			View: Marina			
Construction: CBS			Waterfront: Marina; No			
Unit Desc: Flooring: Carpet; Ceramic Tile			Cooling: Ceiling Fan; C Heating: Central	entral Building	; Zoned	
Furnished: Unfurnished			•	: Gate - Unmai	nned; Security Patrol; Secu	ritv
Dining Area: Eat-In Kitchen; Formal			Sys-Owned	, 0010 01110		,
Master Bedroom/Bath: Dual Sinks; Separa						
Lot Description: Private Pool: Gunite; Hea	•		Utilities: Electric Availa	ble; Public Sew		
Lot Description: Private Pool: Gunite; Hea L): 11x23	•		<b>Utilities:</b> Electric Availa Boat Services: Private I	ble; Public Sew	ver	
Lot Description: Private Pool: Gunite; Hea L): 11x23 Restrict: Buyer Approval	•		<ul> <li>Utilities: Electric Availa</li> <li>Boat Services: Private I</li> <li>Special Info:</li> </ul>	ble; Public Sew Dock; Up to 40	ver Ft Boat	
Lot Description: Private Pool: Gunite; Hea L): 11x23	•		<b>Utilities:</b> Electric Availa Boat Services: Private I	ble; Public Sew Dock; Up to 40 h; Conventiona	ver Ft Boat	
Lot Description: Private Pool: Gunite; Hea L): 11x23 Restrict: Buyer Approval	•		<ul> <li>Utilities: Electric Availa Boat Services: Private I Special Info: Terms Considered: Cas Parking: 2 Spaces; Driv Roof: Concrete Tile; W</li> </ul>	ble; Public Sew Dock; Up to 40 h; Conventiona /eway; Garage	ver Ft Boat al - Attached	
Lot Description: Private Pool: Gunite; Hea L): 11x23 Restrict: Buyer Approval	•		<ul> <li>Utilities: Electric Availa Boat Services: Private I Special Info: Terms Considered: Cas Parking: 2 Spaces; Driv Roof: Concrete Tile; W Taxes: City/County</li> </ul>	ble; Public Sew Dock; Up to 40 h; Conventiona /eway; Garage	ver Ft Boat al - Attached	
Lot Description: Private Pool: Gunite; Hea L): 11x23 Restrict: Buyer Approval Rooms: Laundry-Util/Closet Equip/Appl:Auto Garage Open; Central Vacu	ated; Inground; Spa; Poo	I Size (W x	C Utilities: Electric Availa Boat Services: Private I Special Info: Terms Considered: Cas Parking: 2 Spaces; Driv Roof: Concrete Tile; W Taxes: City/County Equestrian Features:	ble; Public Sew Dock; Up to 40 h; Conventiona /eway; Garage ood Truss/Raft	ver Ft Boat al - Attached	r;
Lot Description: Private Pool: Gunite; Hea L): 11x23 Restrict: Buyer Approval Rooms: Laundry-Util/Closet Equip/Appl:Auto Garage Open; Central Vacu Washer SubdivInfo:Bike - Jog; Boating; Clubhouse; C	ated; Inground; Spa; Poo ium; Dishwasher; Disposal;	I Size (W × Dryer; Ice N	<ul> <li>Utilities: Electric Availa Boat Services: Private I Special Info: Terms Considered: Cas Parking: 2 Spaces; Driv Roof: Concrete Tile; W Taxes: City/County Equestrian Features: Maker; Intercom; Microwave</li> </ul>	ble; Public Sew Dock; Up to 40 h; Conventiona /eway; Garage ood Truss/Raft ; Range - Electric	ver Ft Boat al - Attached c; Refrigerator; Smoke Detecto	
Lot Description: Private Pool: Gunite; Hea L): 11x23 Restrict: Buyer Approval Rooms: Laundry-Util/Closet Equip/Appl:Auto Garage Open; Central Vacu Washer	ated; Inground; Spa; Poo ium; Dishwasher; Disposal; Community Room; Elevator;	I Size (W × Dryer; Ice N	<ul> <li>Utilities: Electric Availa Boat Services: Private I Special Info: Terms Considered: Cas Parking: 2 Spaces; Driv Roof: Concrete Tile; W Taxes: City/County Equestrian Features: Maker; Intercom; Microwave</li> </ul>	ble; Public Sew Dock; Up to 40 h; Conventiona /eway; Garage ood Truss/Raft ; Range - Electric	ver Ft Boat al - Attached c; Refrigerator; Smoke Detecto	
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Lot Description: Private Pool: Gunite; Hea L): 11x23 Restrict: Buyer Approval Rooms: Laundry-Util/Closet Equip/Appl:Auto Garage Open; Central Vacu Washer SubdivInfo:Bike - Jog; Boating; Clubhouse; C Putting Green; Sidewalks; Tennis Interior:Split Bedroom; Volume Ceiling; Walk Exterior:Auto Sprinkler; Open Patio; Shutters Maintenance Fee Incl: Cable; Common Ar Days On Market: 169	ated; Inground; Spa; Poo ium; Dishwasher; Disposal; Community Room; Elevator; -in Closet reas; Golf; Lawn Care; N	I Size (W x Dryer; Ice N Exercise R	<ul> <li>Utilities: Electric Availa Boat Services: Private I Special Info: Terms Considered: Cas Parking: 2 Spaces; Driv Roof: Concrete Tile; W Taxes: City/County Equestrian Features: Maker; Intercom; Microwave</li> <li>oom; Golf Course; Lobby; M</li> </ul>	ble; Public Sew Dock; Up to 40 h; Conventiona /eway; Garage ood Truss/Raft ; Range - Electric	ver Ft Boat al - Attached c; Refrigerator; Smoke Detecto	
Lot Description: Private Pool: Gunite; Hea L): 11x23 Restrict: Buyer Approval Rooms: Laundry-Util/Closet Equip/Appl:Auto Garage Open; Central Vacu Washer SubdivInfo:Bike - Jog; Boating; Clubhouse; C Putting Green; Sidewalks; Tennis Interior:Split Bedroom; Volume Ceiling; Walk Exterior:Auto Sprinkler; Open Patio; Shutters Maintenance Fee Incl: Cable; Common Ar	ated; Inground; Spa; Poo uum; Dishwasher; Disposal; Community Room; Elevator; -in Closet reas; Golf; Lawn Care; M Sold Price Sqft:	I Size (W x Dryer; Ice N Exercise R	<ul> <li>Utilities: Electric Availa Boat Services: Private I Special Info: Terms Considered: Cas Parking: 2 Spaces; Driv Roof: Concrete Tile; W Taxes: City/County Equestrian Features: Maker; Intercom; Microwave</li> <li>oom; Golf Course; Lobby; M</li> </ul>	ble; Public Sew Dock; Up to 40 h; Conventiona /eway; Garage ood Truss/Raft ; Range - Electric lanager on Site;	ver Ft Boat al - Attached c; Refrigerator; Smoke Detecto Picnic Area; Pool; Private Bead	
Lot Description: Private Pool: Gunite; Hea L): 11x23 Restrict: Buyer Approval Rooms: Laundry-Util/Closet Equip/Appl:Auto Garage Open; Central Vacu Washer SubdivInfo:Bike - Jog; Boating; Clubhouse; C Putting Green; Sidewalks; Tennis Interior:Split Bedroom; Volume Ceiling; Walk Exterior:Auto Sprinkler; Open Patio; Shutters Maintenance Fee Incl: Cable; Common Ar Days On Market: 169	ated; Inground; Spa; Poo ium; Dishwasher; Disposal; Community Room; Elevator; -in Closet reas; Golf; Lawn Care; N	I Size (W x Dryer; Ice N Exercise R	<ul> <li>Utilities: Electric Availa Boat Services: Private I Special Info: Terms Considered: Cas Parking: 2 Spaces; Driv Roof: Concrete Tile; W Taxes: City/County Equestrian Features: Maker; Intercom; Microwave</li> <li>oom; Golf Course; Lobby; M</li> </ul>	ble; Public Sew Dock; Up to 40 h; Conventiona /eway; Garage ood Truss/Raft ; Range - Electric	ver Ft Boat al - Attached c; Refrigerator; Smoke Detecto Picnic Area; Pool; Private Bead	

sq.ft. newly renovated clubhouse with separate 22,000 sq. ft fitness spa facility with lap pool plus resort style pool. 2 championship golf courses, 17 tennis courts, separate Private Beach Club with dining, pool, hot tub, and private sandy beach on the Atlantic Ocean. Mandatory membership equity of \$175,000.



Foyer

Living Area



Living Room

View







Kitchen & Dining Area

Kitchen

Front Sitting Area



Guest Bedroom

Master Bedroom Edit







Master Vanity



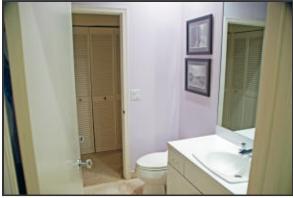


Spare Bedroom



Spare Bath

Hallway





## Residential Customer Report

Residential Custome	13880 Parc Drive Palm Beach C MLS#: RX-10008406			St: Active T		List Price: \$479,000 Type: Townhouse List Price/SqFt: 179.13				
	a part	Area: 5230 Legal Desc	: FRENCHM	IANS CREEK PA	<b>Geo Area</b> R G-1 LT 2			ounty: Pa	•	
			n: Frenchma ent Name: Fr	ns Creek enchmans Cree	<					
Ing Frank Party		Model Name:	Townhome A-100	Parcel ID:			5243413009000		Front Exp:	SW 2
	4	Waterfront		Waterfrontage Multiple Ofrs A					Garage Spaces: Carport Spaces:	2
The second second	Leks 1	Lot SqFt:	7,405	Taxes:			8,907		Private Pool:	Yes
		HOPA:	No Hopa	Tax Year:			2014		REO:	No
Contract Providence	and the second s	Zoning:	res	Special Asses	sment:		No		Short Sale Addendum:	No
A POST OF THE POST	1 april 1			Dock:					Short Sale:	No
				Membership E	quity:		Yes			
				Mbrshp Equi	ty Amoun	t:	175,000			
Virtual Tour:										
Living Room Kitchen	28 X 24 <b>Den</b> 19 X 10		Master Be Bedroom∶		22 X 13 16 X 11	SqFt - SqFt S Gues	<b>Ft:</b> 2,674 <b>Total:</b> 2,238 <b>Source:</b> Tax Rolls <b>t Hse:</b> i <b>ilt:</b> 1989		Bedrooms: 2 Baths - Full: 3 Baths - Half: 1 Baths - Total: 3.1 Pets Allowed: Yes	
HOA/POA/COA:	1,386	Bldg #:			La	and Lea	se:	Mobile H	ome Size:	
Governing Bodies: Homeowners Assoc Lease Times p/Year:	HOA Mandatory		loors/Storie nits in Bldg oor #:				on Lease: to Lease:	Decal #: Serial #: Brand Na	ame:	
Application Fee:	0	Mbrshp	Equity Am	ount: 175,000				Total As	sessed Value: 3	374,041

Design: Townhouse	View: Garden
Construction: CBS	Waterfront: None
Unit Desc: Corner	Cooling: Central
Flooring: Carpet; Marble	Heating: Central
Furnished: Unfurnished	Security: Burglar Alarm; Security Patrol
Dining Area: Breakfast Area	Membership: Club Membership Req
Master Bedroom/Bath: Mstr Bdrm - Ground	Utilities: Electric Available; Public Sewer; Public Water
Lot Description: Private Pool: Inground	Special Info:
Restrict: None	Terms Considered: Cash; Conventional
Rooms: Den; Family; Laundry-Util/Closet	Parking: Driveway; Garage - Attached
	Taxes: City/County
	Equestrian Features:
Equip/Appl:Dishwasher; Dryer; Fire Alarm; Microwave; Range - Electric	; Refrigerator; Water Heater - Gas

υ, ıy SubdivInfo:Beach Club Available; Bike - Jog; Bike Storage; Boating; Business Center; Clubhouse; Community Room; Elevator; Exercise Room; Library; Lobby; Manager on Site; Picnic Area; Pool; Putting Green; Sauna; Tennis Interior: Volume Ceiling; Walk-in Closet Exterior: Auto Sprinkler Maintenance Fee Incl: Common Areas; Lawn Care; Manager; Pest Control; Reserve Funds; Security; Trash Removal Days On Market: 464 Sold Price Sqft: Sold Price: Terms of Sale: Sold Date:

Public Remarks:

Presented by Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667 achgoswami@aol.com https://www.frenchmanscreekrealty.com

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Residential Custome	r Report 1	3346 Deauville Drive F MLS#: RX-				List Price: \$595,245 Family Detached	
		Area: 5230 Legal Deso THERETO		<b>Geo Area:</b> PB28 HMANS CREEK PAR F-2 LT 1	List Price/So County: Pal 11 & 15 FT STRIP O	m Beach	
				CHMANS CREEK PAR F-2			
Lanks The		Developme			50404400400004		0
	-2.	Model Name:	B	Parcel ID:	524341301600001	•	S
		Waterfrom		Waterfrontage:		Garage Spaces:	2.5
		and the second		Multiple Ofrs Acptd: Taxes:		Carport Spaces:	
and the local division of the local division	- HANNER	Lot	x 0.0		8,933.9	Private Pool:	Yes
	122.20	Dimensior	is: ft	Tax Year:	2014	REO:	No
and the states	· Court And	Lot SqFt:	8,653	Special Assessment:	No	Short Sale Addendum:	No
and the first of	AN AN AN A	Section .	No	Dock:		Short Sale:	No
		HOPA:	Нора	Membership Equity:	Yes		
		Zoning:	PUD	Mbrshp Equity Amount:	175,000		
Virtual Tour: http://to	ours54.vht.com/LRF/T43	33217688/nobranding	1				
Living Room Z	28 X 17 Family Room 12 X 9 12 X 12		r Bedro om 2	om 26 X 14 LivSqFt 14 X 12 SqFt - To 14 X 12 SqFt So	otal: 3,424	Bedrooms: 3 Baths - Full: 4 Baths - Half: 1	
	10 X 10			Guest H Yr Built	lse:	Baths - Total: 4.1 Pets Allowed: Yes	
HOA/POA/COA:	1,621.66	Bldg #:		Land Lease		obile Home Size:	
Governing Bodies: Homeowners Assoc	HOA • Mandatory	Total Floors/Stories: Total Units in Bldg:	1	Recreation I Min Days to		ecal #: erial #:	
Lease Times p/Year:		Unit Floor #:	1	Will Days to		rand Name:	
Application Fee:	0	Mbrshp Equity Amou	nt: 175,0	00	Тс	otal Assessed Value:	
Directions: DONALD	ROSS RD TO TOURNAM	IENT DR THROUGH SI	ECURITY				:
Design: Construction	: CBS			View: Golf			
Unit Desc:				Waterfront: Non			
Flooring: Carpet; Ce				Cooling: Centra			
Furnished: Unfurnish Dining Area: Eat-In k				Heating: Central Security: Gate -	Manned; Security	Patrol	
-	h: Mstr Bdrm - Ground;	Separate Shower; Se	eparate 7			eq; Equity Purchase Req	
	ate Pool: Heated; Ingrou		•			Sewer; Public Water	
• • • •	oval; No Truck/RV; Pet	Restrictions		Special Info: Sol			
Rooms: Family					ed: Cash; Convent		
				Taxes: City/Cou	es; Garage - Attac ntv		
				Equestrian Featu	•		
	age Open; Dishwasher; Dr Ib Available; Clubhouse; C						
Interior:Entry Lvl Lvng				, 000,00, 000			
	: Cable; Common Area	s; Lawn Care; Mainte	nance-E	xterior; Security			
Days On Market: 26	6						
Sold Price:		Sold Price Sqft:			Cold Data		
:		Terms of Sale:			Sold Date:		
Public Remarks:NICEL	Y PRICED PATIO WITH B	EAUTIFUL VIEWS OF	THE GOL	F COURSE, THE HOUSE IS V	ERY BRIGHT NEEL	DS WORK, WON'T LAST!	
	Presented by						
	Achal Goswami Frenchman's Creek	Realty Inc					

Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667 achgoswami@aol.com https://www.frenchmanscreekreal

achgoswami@aol.com https://www.frenchmanscreekrealty.com Information is deemed to be reliable, but is not guaranteed. © 2015 MLS and FBS. Prepared by Achal Goswami on Saturday, April 25, 2015 5:32 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Residential Customer Report	3286 Degas Drive E MLS#: RX-100		Beach Gardens, FL 33410 St: Active	Type: Single List Price/S	List Price: \$750,000 Family Detached aFt: 263 15	
	Area: 5230		Geo Area: PB28			
	Legal Desc: P	arcel A-	2 Lot 29			
	Subdivision:	renchm	nans Creek			
	Development	Name:	Frenchmans Creek			
	Model		Parcel ID:	524341302000002	90 Front Exp:	Ν
	Name:	Patio C	Waterfrontage:		Garage Spaces:	2.5
	Waterfront:	Yes	Multiple Ofrs Acptd:		Carport Spaces:	
	Lot	.20	Taxes:	10,202.83	Private Pool:	No
A A A A A A A A A A A A A A A A A A A	Dimensions:	ACRES	Tax Year:	2013	REO:	No
	Lot SqFt:		Special Assessment:	Yes		No
		No	Dock:	103	Short Sale Addendum:	No
	HOPA:	Нора			Short Sale:	No
	Zoning:	PUD	Membership Equity:	Yes		
			Mbrshp Equity Amount	: 150,000		
Virtual Tour: http://www.seethehome.u	is/homes/3286-Degas-I	)r-F/R)	(-10076863 php			
Living Room 32 X 16 Family Ro	-			<b>t</b> 2 850	Bedrooms: 3	
Kitchen 21 X 12	Bedro		14 X 12 SqFt - T		Baths - Full: 4	
Dining Room 15 X 14	Bedro		14 X 11 SqFt Sc		Baths - Half: 1	
-			Guest		Baths - Total: 4.1	
			Yr Buil	<b>t:</b> 1990	Pets Allowed: Restricted	
HOA/POA/COA: 1,625.41	Bldg #:		Land	Lease:	Mobile Home Size:	
Governing Bodies: HOA	Total Floors/Storie	es: 2	2 Recre	ation Lease:	Decal #:	
Homeowners Assoc: Mandatory	Total Units in Bldg	g:	Min D	ays to Lease:	Serial #:	
Lease Times p/Year:	Unit Floor #:				Brand Name:	
Application Fee: 0	Mbrshp Equity An		150,000		Total Assessed Value:	
Directions: Donald Ross between Proper	ty Farms Rd. and Alt A1A	to gate.				<u></u> ;
Design: Construction: CBS				View: Lake Waterfront: Lake		
Unit Desc:				Cooling: Ceiling Fan;	Central; Electric	
Flooring: Carpet; Ceramic Tile; Marble	•			Heating: Central; Elec		
Furnished: Unfurnished				Security: Burglar Alar	m; Gate - Manned; Security	/
Dining Area: Breakfast Area; Eat-In Kit				Patrol		
Master Bedroom/Bath: 2 Master Baths; Separate Tub Window Treatments: Drapes; Electric S		- Grou	· ·	Membership: Equity P Utilities: 3-Phase Elec Water	<sup>p</sup> urchase Req ctric; Cable; Public Sewer; F	Public
Private Pool: Inground	June 13			Special Info:		
Restrict: Other				Terms Considered: Ca	ash; Conventional	
Rooms: Cabana Bath; Family				Parking: Garage - Atta	ached	
				Roof: Concrete Tile		
				Taxes: City/County; H	lomestead	
Equin/Annly Auto Coroso Open: Dishursh	or: Drugri Migrowova, Dan			Equestrian Features:		
Equip/Appl:Auto Garage Open; Dishwash SubdivInfo:Clubhouse; Exercise Room; G		-	•			
Interior:Built-in Shelves; Ctdrl/Vault Ceiling			•			
Exterior:Covered Patio	30, i iiopidoo(3), i oyoi, vo		Sing, Wait in Ologot			
Maintenance Fee Incl: Common Areas;	Common R.E. Tax: Se	curitv				
Days On Market: 200	- ,	- 7				
Sold Price:	Sold Price Sqft:					
	Terms of Sale: Cash			Sole	d Date:	
3						
Public Remarks:From the minute you step in lanai space make this home a perfect place						

Public Remarks: From the minute you step in the front door you are drawn to the lushly landscaped back yard. Beautiful pool (Heater does not convey) and large deck/ lanai space make this home a perfect place to entertain. The home itself features floor to ceiling windows, marble floors, designer window treatments and fixtures, his and her master bath, 1st floor master, skylights, working fireplace and more! Frenchman's Creek country club has it all. State of the art facilities, private beach club, outstanding golf and tennis and incredible dining. Dining Room Chandelier and Pool Heater do not convey.

Presented by Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667 achgoswami@aol.com https://www.frenchmanscreekrealty.com



Patio



**Exterior Front** 

Living Room



Living Room



Living Room





Living Room



Dining Room



Breakfast Nook

Dining Room



Kitchen









Master Bathroom

**Guest Bedroom** 



**Guest Bathroom** 



**Guest Bedroom** 





Residential Customer Report	<b>3867 Toulouse Drive Paln</b> MLS#: RX-10	•	ve Type: Singl	List Price: \$699,000 e Family Detached SqFt: 220.37
57N 24635	Area: 5230	Geo Ar	ea: PB28 County: Pa	
	Legal Desc: F	FRENCHMANS CREEK PA	AR E-5 LT 5	
	Subdivision:	FRENCHMANS CREEK P	AR E-5	
	Development	t Name: FRENCHMANS C	REEK	
MAN AND AND AND AND AND AND AND AND AND A	Model	Patio Parcel ID:	524341301200000	50 Front Exp: N
	Name:	C Waterfrontage:	0	Garage Spaces: 2.5
	Waterfront:	No Multiple Ofrs Acpt	d:	Carport Spaces:
	A Product of	<sup>54.0</sup> Taxes:	7.690.87	Private Pool: Yes
A MELLER AND A MARKED AND A MARKED A	Lot	ft x	2014	
	Dimensions:			REO: No
	Lot SqFt:	Special Assessme	nt: No	Short Sale Addendum: No
		No Dock:		Short Sale: No
	HOPA:	Hopa Membership Equit	<b>y:</b> Yes	
	Zoning:	PUD Mbrshp Equity A	mount: 175,000	
Virtual Tour: http://tours52.vht.com/LRF/T	433184417/nobranding			
Living Room 32 X 16 Family Room		froom 20 X 14 Liv	SaEt: 3 172 Ba	edrooms: 4
Kitchen 21 X 12	Bedroom 2			aths - Full: 4
Dining Room 15 X 14	Bedroom 3			aths - Half: 1
	Bedroom 4			aths - Total: 4.1
		Yr I	Built: 1990 Pe	ets Allowed: Restricted
HOA/POA/COA: 1,625.41	Bldg #:	l ai	nd Lease: 0 N	Iobile Home Size:
Governing Bodies: HOA	Total Floors/Stories:			Decal #:
Homeowners Assoc: Mandatory	Total Units in Bldg:			Serial #:
Lease Times p/Year: 0	Unit Floor #:			Brand Name:
Application Fee: 0	Mbrshp Equity Amount:	175,000	т	otal Assessed Value:
Directions: DONALD ROSS ROAD WEST OF				
		THEIROFINI, THO ONCE IN		
Province Operations (DDO				
Design: Construction: CBS	View: Lake Waterfront: None			
Unit Desc: Flooring: Carpet; Ceramic Tile	Cooling: Central			
Furnished: Unfurnished	Heating: Central			
Dining Area:	Security: Gate - Manne	ed .		
Master Bedroom/Bath: Bidet; Dual Sinks		nbership Req; Equity Pu	rchase Reg	
Private Pool: Inground; Salt Water	Utilities: Electric Availa		·	
Restrict: Pet Restrictions	Special Info:			
Rooms: Family	Terms Considered: Cas	sh; Conventional		
	Lease Info: Land Lease	e: 0; Recreation Lease: 0	); Min Days to Lease: 0; Le	ase Times p/Year: 0
	Taxes: City/County			
	Equestrian Features:			
Equip/Appl:Dishwasher; Dryer; Range - Electr	ic; Retrigerator; Washer			
SubdivInfo:Clubhouse				
Interior:Ctdrl/Vault Ceilings; Sky Light(s); Walk	-in Closet			
Maintenance Fee Incl:				
Days On Market: 145	Cold Dulos Orific			
Sold Price:	Sold Price Sqft: Terms of Sale:		Cald Data	
	Terms of Sale:		Sold Date	•
, Public Remarks:Tile floors. 2 story master down	total 4 hadrooma 4 full hat	ha 1 1/ hatha tila flaara van	v privato wator viow, pricod to v	all alastria rall dawn aaraan far

Public Remarks: Tile floors, 2 story master down, total 4 bedrooms, 4 full baths 1 ½ baths tile floors very private water view, priced to sell, electric roll down screen for the back porch. Salt water pool.

Presented by Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667 achgoswami@aol.com https://www.frenchmanscreekrealty.com

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3867ToulouseDr\_Flex MLS 800 x 600\_57

3867ToulouseDr\_Flex MLS 800 x 600\_2



3867ToulouseDr\_Flex MLS 800 x 600\_1

3867ToulouseDr\_Flex MLS 800 x 600\_3



3867ToulouseDr\_Flex MLS 800 x 600\_5



3867ToulouseDr\_Flex MLS 800 x 600\_13





3867ToulouseDr\_Flex MLS 800 x 600\_14



3867ToulouseDr\_Flex MLS 800 x 600\_53



3867ToulouseDr\_Flex MLS 800 x 600\_59





Residential Customer Report	13870 Parc Drive Palm Beacl MLS#: RX-10094449 ————————————————————————————————	n Gardens, FL 33410 St: Active Geo Area: F	List P	List Price: \$699,900 Townhouse rice/SqFt: 220.23 y: Palm Beach	
	Legal Desc: FRENCHMA	NS CREEK PAR G-1 RE		•	
	Subdivision: FRENCHMA				
	Development Name: Frem Model Parce		52434130180000280	Front Exp:	NW
	V Souther Normal	frontage:	52454150160000280	Garage Spaces:	2
And the second states	Martin Martin Martin Martin	le Ofrs Acptd:		Carport Spaces:	2
	Lot SqFt: 7,755 Taxes	•	10.013.5	Private Pool:	Yes
A CONTRACTOR OF			2014		
		al Assessment:	No	REO:	No
	Zoning: Pcd Dock:			Short Sale Addendum:	No
	Book.	ership Equity:	Yes	Short Sale:	No
		np Equity Amount:	175,000		
			170,000		
Virtual Tour:					
Living Room 28 X 11 Ma	ster Bedroom 13	X 19 LivSqFt: 3,1	78 8	edrooms: 3	
		X 11 SqFt - Total:		aths - Full: 4	
Dining Room17X 9BeeDining Area8X 12	<b>Iroom 3</b> 12	X 19 SqFt Source: Guest Hse:		Baths - Half: 1 Baths - Total: 4.1	
		Yr Built: 198		ets Allowed: Yes	
HOA/POA/COA: 1,532.41 Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year:	Bldg #: Total Floors/Stories: 2 Total Units in Bldg: Unit Floor #:	Recr	l Lease: eation Lease: Days to Lease:	Mobile Home Size: Decal #: Serial #: Brand Name:	
Application Fee: 0	Mbrshp Equity Amount: 175,	000		Total Assessed Value:	
Directions: 195 TO DONALD ROSS EAST PA	AST A1A FIRST RIGHT IS FRENC	HMANS CREEK			
Design: Construction: CBS Unit Desc: Flooring: Carpet; Ceramic Tile; Wood Flo Furnished: Unfurnished Dining Area: Dining-Living Master Bedroom/Bath: Mstr Bdrm - Groun Lot Description: Private Pool: Inground Restrict: None Rooms: Family; Florida		Wat Coo Hea Sec Utili & Shower Spe Tern Roo Tax	w: Garden terfront: None bling: Central tting: Central turity: ities: 3-Phase Electric; tecial Info: ms Considered: Cash; ( of: S-Tile es: City/County testrian Features:	Public Sewer; Public Wate	er
Equip/Appl:Auto Garage Open; Central Vacu Smoke Detector; Washer; Water Heater - Elec SubdivInfo:Basketball; Bike - Jog; Boating; C Interior:Built-in Shelves; Closet Cabinets; Ctd Maintenance Fee Incl: Days On Market: 141	: lubhouse; Elevator; Exercise Roon	Fire Alarm; Freezer; Ice I n; Golf Course; Lobby; P	Maker; Intercom; Microwa icnic Area; Pool; Tennis		ator;
Days On Market: 141 Sold Price:	Sold Price Sqft:				
	Terms of Sale:		Sold Da	to:	
	Terris of Sale.			.e.	

Public Remarks: Situated on an oversized corner lot, when you enter this wonderfully appointed townhome you are greeted by sophistication at every turn. Featuring 3 BR plus a small bonus room perfect for an office or bunkbeds, 4.5 baths and both a living room and family room. Custom cabinets in upgraded kitchen w/ granite counters & kitchen aid stainless appliances, & extra bar seating. Spacious screened patio off the kitchen / dining area overlooking gorgeous pool and surrounded by lush landscaping. Gracious master suite presents perfectly fitted closets / master built-ins increasing the already ample storage & fabulous designer touches in both his & her master baths including marble counters, floors & mosaic glass tiles walls and

> Presented by Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667 achgoswami@aol.com https://www.frenchmanscreekrealty.com

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**Additional Photo** 



**Additional Photo** 









Additional Photo



**Additional Photo** 



**Additional Photo** 



**Additional Photo** 



List Price/SqFt: 413.16 County: Palm Beach         Legal Desc: FRENCHMANS CREEK PAR G-3 LT 38         Subdivision: Frenchmans Creek Par G-3 Development Name: Frenchmans Creek         Model       Value       Parcel ID:       52434130070000380       Front Exp:       NW         Name:       Villa B       Waterfrontage:       Garage Spaces:       2.5         Model       Value       Parcel ID:       52434130070000380       Front Exp:       NW         Name:       Villa B       Waterfrontage:       Garage Spaces:       2.5         No       Tax Year:       2014       RED:       No         HOPA:       Hopa       Special Assessment:       No       Short Sale Addendum:       No         Model School:       Pubpa       Special Assessment:       No       Short Sale       No         Middle School:       Wolght D. Eisenhower Elementary School       Middle School       Widdle School       No         Virtual Tour:       http://www.listingsmagic.com/flash/tournb.php?property_LD=85162       Living Room       22       X 21       LivSqFt: 3,207       Bedrooms: 4         Living Room       12       X 14       SqFt Total: 4,122       Baths - Fuil: 3       Prist Allowed: Yes         HOA/POA/COA:       1,743.91
Legal Desc: FRENCHMANS CREEK PAR G-3 LT 38         Subdivision: Frenchmans Creek Par G-3 Development Name: Total Assessed Value: 467,805
Subdivision: Frenchmans Creek Par G-3 Development Name: Frenchmans Creek Parcei ID:52434130070000380 52434130070000380Front Exp:NWModel Name:Villa B Vaterfront: Yes Multiple Ofrs Acptd:Garage Spaces:2.5Waterfront: Yes No PUDWaterfront: Yes Multiple Ofrs Acptd:Garage Spaces:2.5No Consig:Tax Year:2014REO:NoNo Dock:Special Assessment:NoShort Sale Addendum:NoNo Dock:Short Sale Addendum:NoShort Sale Addendum:NoVirtual Tour: http://www.listingsmagic.com/flash/tournb.php?property_ID=85162UiSQFt: 3.207Bedrooms: 4Living Room Living Area28 x 22 12 x 15Master Bedroom Bedroom 222 x 21LivSQFt: 3.207Bedrooms: 4Dining Area12 x 15Bedroom 3 Bedroom 412 x 14SqFt- Total: 4.122 Y Built: 1988Baths - Full: 3HOA/POA/COA: Governing Bodies: HOATotal Floors/Stories: Total Units in Bldg: Homewoner Assoc: MandatoryMobile Home Size: Y Fuilt: 1Mobile Home Size: Homewoner Assoc: Monial Home: Y and Manee: Y Total Units in Bldg: Homewoner Assoc: Moral AddatoryLad Lease: Mobile Home Size: Mobile Home Size: Y Foul Unit Floor #: Y Fuilt 175,000Mobile Home Size: Y Fuilt: 3
Development Name:         Frenck Imans Creek         Parcel ID:         52434130070000380         Front Exp:         NW           Model         Villa B         Waterfront:         Yes         Multiple Orfs Acptd:         Cargor Spaces:         2.5           Valeerfront:         Yes         Multiple Orfs Acptd:         8,222.46         Private Pool:         Yes           No         HOPA:         No         Special Assessment:         No         Short Sale Addendum:         No           PUD         PUD         PUD         PUD         PUD         Special Assessment:         No         Short Sale Addendum:         No           Morshp Equity Amount:         175,000         Elementary School         Mildle School:         How         Short Sale         No         Short Sale         No           Morshp Equity Amount:         175,000         Elementary School         High School:         Waterfront: Yes         Short Sale         No           Virtual Tour:         Htp://www.listingsmedic.com/flash/fourb.php?property=t0=8162         Yes         Short Sale         No         Short Sale         Yes           Kitchen         28         X 22         Master Bedroom         22         X 21         LivSqFt: 3,207         Bedrooms: 4         Shths - Full: 3         Shths - Full: 3
Model Name:       Villa B Water/ront:       Parcel ID:       52434130070000380       Front Exp:       NW         Name::       Villa B Water/ront:       Villa B Water/ront:       Weter/rontage:       Carport Spaces:       2.5         Multiple Ofrs Acptd:       S.222.46       Private Pool:       Yes         No       Tax Year:       2014       RED:       No         Special Assessment:       No       Short Sale Addendum:       No         Opcik:       PUD       PUD       PUD       Yes       Short Sale Addendum:       No         Model School: Howell L.       No       No       Short Sale Addendum:       No       Short Sale Addendum:       No         Virtual Tour:       Htp://www.listingsmagic.com/flash/tournb.php?property=0==       Puplication Fee       Yes       Short Sale Addendum:       No         Kitchen       15       X 18       Bedroom 2       12       X 14       Sqft Source: Owner       Baths - Full: 3       Front Exp:       Front Exp: </td
Name:       Villa B       Waterfrontage:       Garage Spaces:       2.5         Waterfront:       Yes       Multiple Ofrs Acptd:       Carport Spaces:       2.5         Lot SqFt:       13,939       Taxs:       8,222.46       Private Pool:       Yes         No       Tax Year:       2014       REO:       No         Short Sale Addendum:       No       Short Sale Addendum:       No         Short Sale Addendum:       No       Short Sale Addendum:       No         Occk:       Workins School:       Wildle School:       Short Sale Addendum:       No         Virtual Tour:       http://www.listingsmagic.com/flash/tournb.php?property_ID=85162       Elementary School:       Wille School:       Wille School:       Weille School:       Bedrooms: 4         Kitchen       15       X 18       Bedroom 2       22       X 21       LivSqFt: 3.207       Bedrooms: 4       Baths - Full: 3         Dining Area       12       X 14       SqFt Source: Comer       Baths - Full: 3       Baths - Full: 3         Dining Area       12       X 15       Bedroom 3       12       X 14       SqFt Source: Comer       Baths - Fotal: 3       Pets Allowed: Yes         HOA/POA/COA:       1,743.91       Bidg #:       Total Floors/Stories:
Waterfront: Yes       Multiple Ofrs Acptd:       Carport Spaces:       2.5         Multiple Ofrs Acptd:       Carport Spaces:       2.5         Lot SqFt:       13,939       Taxes:       8,222.46       Private Pool:       Yes         MOPA:       Hopa       Special Assessment:       No       Short Sale Addendum:       No         Obscience       PUD       Dock:       Membership Equity:       Yes       No       Short Sale Addendum:       No         Virtual Tour: http://www.listingsmagic.com/flash/tournb.php?property_ID=85162       Membership Equity:       Yes       Middle School       High School:       Williams       Bedrooms: 4       Kitchen       15       X 18       Bedroom 2       12       X 14       SqFt: Total: 4,122       Baths - Full: 3       Easter School       Kitchen       12       X 15       Bedroom 3       12       X 14       SqFt: Total: 4,122       Baths - Half: 0       Easter School: 3       Easter School: 3       Easter School: 3       Full: 3 <t< td=""></t<>
Lot SqFt:       13,939       Taxes:       8,222.46       Private Pool:       Yes         No       No       Tax Year:       2014       REO:       No         Special Assessment:       No       Short Sale Addendum:       No         Dock:       Special Assessment:       No       Short Sale Addendum:       No         Bob       PUD       Dock:       Short Sale Addendum:       No         Virtual Tour:       http://www.listingsmagic.com/flash/tournb.php?property_ID=85162       Yes       No         Virtual Tour:       http://www.listingsmagic.com/flash/tournb.php?property_ID=85162       Bedrooms: 4       Bedrooms: 4         Living Room       28 × 22       Master Bedroom       22 × 21       LivSqFt: 3,207       Bedrooms: 4         Bibler       Bedroom 2       12       X 14       SqFt Source: Owner       Baths - Full: 3         Dining Area       12       X 15       Bedroom 3       12       X 14       SqFt Source: Owner       Baths - Half: 0         HOA/POA/COA:       1,743.91       Bidg #:       Cuest Hase:       Mobile Home Size:       Decal #:         HooA/POA/COA:       1,743.91       Bidg #:       Land Lease:       Mobile Home Size:       Decal #:         Hoeavening Bodies:       HOA       <
No HOPA: Zoning:No HopA: Zoning:Tax Year: PUD2014 Special Assessment: NoREO: Short Sale Addendum: No Short Sale Addendum: No Short Sale Addendum: 
HOPA: Ioning:       HOPA PUD       Hopa Special Assessment:       No       Short Sale Addendum:       No         Short Sale Addendum:       No       Short Sale Addendum:       No       Short Sale Addendum:       No         With the public of the pub
Special Assessment.       No       Short Sale Addendum:       No         Short Sale Addendum:       No       Short Sale Addendum:       No         Dock:       Short Sale       No         Dock:       Short Sale       No         Membership Equity       Yes         Mbrshp Equity Amount:       175,000         Elementary School: Dwight D. Eisenhower Elementary School       Middle School: Howell L. Watkins Middle School         High School: William T. Dwyer High School       Witrual Tour: http://www.listingsmagic.com/flash/tournb.php?property_ID=85162         Living Room       28 X 22       Master Bedroom       22 X 21       LivSqFt: 3,207       Bedrooms: 4         Kitchen       15 X 18       Bedroom 2       12 X 14       SqFt Fotal: 4,122       Baths - Full: 3         Dining Area       12 X 15       Bedroom 3       12 X 14       SqFt Source: Owner       Baths - Half: 0         Bedroom 4       12 X 12       Guest Hse:       Baths - Total: 3       Yr Built: 1988       Pets Allowed: Yes         HOA/POA/COA:       1,743.91       Bldg #:       Land Lease:       Mobile Home Size:       Gocal #:         Governing Bodies:       HOA       Total Floors/Stories:       1       Recreation Lease:       Decal #:         Homeowners Assoc:       Ma
Zoning:PUD Dock:Dock:Short Sale:NoMembership Equity:YesMbrshp Equity Amount:175,000Elementary School: Dwight D. Eisenhower Elementary School Middle School: Howell L. Watkins Middle School High School: William T. Dwyer High SchoolVirtual Tour: http://www.listingsmagic.com/flash/tournb.php?property_ID=85162Living Room28 X 22 N 8 Ker Bedroom22 X 21 12 X 14 SqFt - Total: 4,122Bedrooms: 4 Bedrooms: 4 Bedroom 3Dining Area12 X 15 Bedroom 412 X 14 
Membership Equity:       Yes         Mbrshp Equity 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.listingsmagic.com/flash/tournb.php?property_ID=85162         Living Room       28 X 22       Master Bedroom       22 X 21       LivSqFt: 3,207       Bedrooms: 4         Kitchen       15 X 18       Bedroom 2       12 X 14       SqFt - Total: 4,122       Baths - Full: 3         Dining Area       12 X 15       Bedroom 3       12 X 14       SqFt Source: Owner       Baths - Half: 0         Bedroom 4       12 X 12       Guest Hse:       Baths - Total: 3       Yr Built: 1988       Pets Allowed: Yes         HOA/POA/COA:       1,743.91       Bldg #:       Land Lease:       Mobile Home Size:       Yr Built: 1988       Decal #:         Governing Bodies:       HOA       Total Floors/Stories: 1       Recreation Lease:       Decal #:       Mobile Home Size:       Earad Name:         Lease Times p/Year:       Unit Floor #:       1       Brand Name:       467,805
Mbrshp Equity Amount: 175,000         Blementary School: Dwight D. Eisenhower Elementary School Middle School: Howell L. Watkins Middle School High School: William T. Dwyer High School         Virtual Tour: http://www.listingsmagic.com/flash/tournb.php?property_ID=85162         Living Room       28 X 22 X 21       Master Bedroom 22 X 21       LivSqFt: 3,207 LivSqFt: 3,207       Bedrooms: 4 Bedrooms: 4 SqFt - Total: 4,122         Dining Area       12 X 15       Bedroom 3 Bedroom 4       12 X 14       SqFt Source: Owner       Baths - Full: 3 Baths - Half: 0 Bedroom 4         HOA/POA/COA:       1,743.91       Bldg #: Total Floors/Stories:       1       Recreation Lease: Mobile Home Size: Decal #: Min Days to Lease:       Mobile Home Size: Decal #: Min Days to Lease:         Homeowners Assoc:       Mandatory       Total Units in Bldg: Unit Floor #:       1       Recreation Lease: Min Days to Lease:       Decal #: Brand Name: Total Assessed Value:       467,805
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.listingsmagic.com/flash/tournb.php?property_ID=85162         Living Room       28       X 22       Master Bedroom       22       X 21       LivSqFt: 3,207       Bedrooms: 4         Kitchen       15       X 18       Bedroom 2       12       X 14       SqFt - Total: 4,122       Baths - Full: 3         Dining Area       12       X 15       Bedroom 3       12       X 14       SqFt Source: Owner       Baths - Half: 0         Bedroom 4       12       X 12       Guest Hse: Total Floors/Stories: 1       Land Lease:       Mobile Home Size: Decal #:       Decal #:         Homeowners Assoc: Mandatory       Total Floors/Stories: 1       Recreation Lease:       Decal #:       Brand Name:         Lease Times p/Year:       0       Mbrshp Equity Amount: 175,000       Total Assessed Value:       467,805
Middle School: Howell L. Watkins Middle School High School: William T. Dwyer High School         Virtual Tour: http://www.listingsmagic.com/flash/tournb.php?property_ID=85162         Living Room       28       X       22       Master Bedroom       22       X       21       LivSqFt: 3,207       Bedrooms: 4         Kitchen       15       X       18       Bedroom 2       12       X       14       SqFt - Total: 4,122       Baths - Full: 3         Dining Area       12       X       15       Bedroom 3       12       X       14       SqFt Source: Owner       Baths - Half: 0         Bedroom 4       12       X       12       X       12       X       12       X       13       Pets Allowed: Yes         HOA/POA/COA:       1,743.91       Bldg #:       Land Lease:       Mobile Home Size:       Decal #:         Governing Bodies:       HOA       Total Floors/Stories:       1       Recreation Lease:       Decal #:         Homeowners Assoc:       Mandatory       Total Units in Bldg:       Min Days to Lease:       Serial #:       Brand Name:         Lease Times p/Year:       0       Mbrshp Equity Amount: 175,000       Total Assessed Value:       467,805
Living Room Kitchen28 X 22 15 X 18Master Bedroom Bedroom 222 X 21 12 X 14LivSqFt: 3,207 SqFt - Total: 4,122Bedrooms: 4 Baths - Full: 3Dining Area12 X 15Bedroom 3 Bedroom 412 X 14SqFt Source: Owner Guest Hse: Yr Built: 1988Baths - Half: 0 Baths - Total: 3 Pets Allowed: YesHOA/POA/COA: Governing Bodies:1,743.91 HOABldg #: Total Floors/Stories:Land Lease: Min Days to Lease:Mobile Home Size: Decal #: Serial #: Brand Name: Total Assessed Value:Decal #: 467,805
Kitchen Dining Area15 X 18 12 X 15Bedroom 2 Bedroom 3 Bedroom 412 X 14 12 X 14SqFt - Total: 4,122 SqFt Source: Owner Guest Hse: Yr Built: 1988Baths - Full: 3 Baths - Half: 0 Baths - Total: 3 Pets Allowed: YesHOA/POA/COA: Governing Bodies: HOA1,743.91 Total Floors/Stories: Total Units in Bldg:Bldg #: 
Dining Area12 X 15Bedroom 3 Bedroom 412 X 14SqFt Source: Owner Guest Hse: Yr Built: 1988Baths - Half: 0 Baths - Total: 3 Pets Allowed: YesHOA/POA/COA:1,743.91Bldg #: Total Floors/Stories:Land Lease: Recreation Lease:Mobile Home Size: Decal #:HOA/POA/COA:1,743.91Bldg #: Total Floors/Stories:Land Lease: Recreation Lease:Mobile Home Size: Decal #:HOATotal Floors/Stories:1Recreation Lease: Brand Name:Decal #: Brand Name:Application Fee:0Mbrshp Equity Amount:175,000Total Assessed Value:467,805
Bedroom 412X12Guest Hse: Yr Built: 1988Baths - Total: 3 Pets Allowed: YesHOA/POA/COA:1,743.91Bldg #:Land Lease:Mobile Home Size:Governing Bodies:HOATotal Floors/Stories:1Recreation Lease:Decal #:Homeowners Assoc:MandatoryTotal Units in Bldg:Min Days to Lease:Serial #:Lease Times p/Year:Unit Floor #:1Brand Name:Application Fee:0Mbrshp Equity Amount: 175,000Total Assessed Value:467,805
Yr Built: 1988       Pets Allowed: Yes         HOA/POA/COA:       1,743.91       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:       Unit Floor #:       1       Brand Name:       467,805         Application Fee:       0       Mbrshp Equity Amount: 175,000       Total Assessed Value:       467,805
HOA/POA/COA:       1,743.91       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:       Unit Floor #:       1       Brand Name:       467,805         Application Fee:       0       Mbrshp Equity Amount:       175,000       Total Assessed Value:       467,805
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:       Unit Floor #:       1       Brand Name:         Application Fee:       0       Mbrshp Equity Amount:       175,000       Total Assessed Value:       467,805
Homeowners Assoc: Mandatory     Total Units in Bldg:     Min Days to Lease:     Serial #:       Lease Times p/Year:     Unit Floor #:     1     Brand Name:       Application Fee:     0     Mbrshp Equity Amount: 175,000     Total Assessed Value:     467,805
Lease Times p/Year:Unit Floor #:1Brand Name:Application Fee:0Mbrshp Equity Amount:175,000Total Assessed Value:467,805
Application Fee:0Mbrshp Equity Amount: 175,000Total Assessed Value:467,805
Directions: Donald Ross Rd, right into security gate.
Design: View:
Construction: CBS Waterfront: Lake
Unit Desc: Cooling: Central
Flooring: Ceramic Tile Heating: Central
Furnished: Unfurnished Security: Gate - Manned; Security Patrol; Security Sys-Owned
Dining Area: Membership: Club Membership Req
Master Bedroom/Bath: Dual Sinks; Separate Shower; Separate Tub Utilities: Public Sewer; Public Water
Lot Description: 1/4 to 1/2 Acre Special Info:
Private Pool: Inground Terms Considered: Cash; Conventional
Restrict: Interview Required; No Truck/RV Taxes: County Only; Homestead
Rooms: Great; Laundry-Util/Closet Equestrian Features:
Equip/Appl:Dishwasher; Disposal; Dryer; Range - Electric; Refrigerator; Washer; Water Heater - Elec
SubdivInfo:Beach Club Available; Clubhouse; Golf Course; Pool; Putting Green; Tennis
Interior:Ctdrl/Vault Ceilings
Maintenance Fee Incl:

Days On Market: 267 Sold Price:

Sold Price Sqft: Terms of Sale:

Sold Date:

Public Remarks: This home may be purchased fully furnished. It has an amazing view straight down the lake and offers complete privacy from other homes Oversized lot. Great location in the community. Only one owner very well maintained. Hurricane protected. Light and bright with up-graded skylights ,4 full bedrooms with completely one floor living, Porcelain tiles though out living area, up-graded kitchen counter and appliances, Master bedroom takes in full views of lake. 2 car garage plus separate golf garage entrance.

Presented by Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667 achgoswami@aol.com https://www.frenchmanscreekrealty.com

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Front Exterior



Entry



Living Area

Dining Area







Living Area



Kitchen

Eat In Kitchen



Living Area







3378 Degas Drive W Palm Beach Gardens, FL 33410 MLS#: RX-10113142 St: Active

List Price: \$1,250,000 Type: Single Family Detached List Price/SqFt: 380.98

	Area: 5230		Geo Area: PB2	8 County: Palm	Beach	
	Legal Desc:	FRENC	CHMANS CREEK REPL	PAR A2 LT 6		
	Subdivision	: FREN	CHMANS CREEK			
Ŕ.	Developmer	nt Name	: Frenchmans Creek			
÷	Model		Parcel ID:	5243413020000060	Front Exp:	S
	Name:		Waterfrontage:		Garage Spaces:	2
ġ,	Waterfront:	Yes	Multiple Ofrs Acptd:		Carport Spaces:	
	Lot SqFt:	10,543	Taxes:	11,113.8	Private Pool:	Yes
4		No	Tax Year:	2014	REO:	No
Ť.	HOPA:	Нора	Special Assessment:	Yes	Short Sale	
	Zoning:	PUD	Dock:		Addendum:	No
			Membership Equity:	Yes	Short Sale:	No
			Mbrshp Equity Amount:	150,000		

## Virtual Tour: http://tours38.vht.com/LRF/T390518884/nobranding

Living Room	25 X 28 Den	12 X 13 Master Bedroom	20 X 14	LivSqFt: 3,281	Bedrooms: 3
Kitchen	20 X 12	Bedroom 2	10 X 12	SqFt - Total: 3,829	Baths - Full: 4
Dining Room	16 X 11	Bedroom 3	10 X 12	SqFt Source: Tax Rolls	Baths - Half: 1
				Guest Hse:	Baths - Total: 4.1
				Yr Built: 1991	Pets Allowed: Restricted
HOA/POA/COA:	1,655	Bldg #:		Land Lease:	Mobile Home Size:
Governing Bodies:	HOA	Total Floors/Stories:	1	Recreation Lease:	Decal #:
Homeowners Assoc	Mandatory	Total Units in Bldg:	1	Min Days to Lease:	Serial #:
Lease Times p/Year:		Unit Floor #:	0		Brand Name:
Application Fee:	0	Mbrshp Equity Amount	<b>t:</b> 150,000		Total Assessed Value:

Design: View: Lake Construction: CBS Waterfront: Lake Unit Desc: Cooling: Central; Zoned Flooring: Carpet; Marble Heating: Central; Zoned Furnished: Unfurnished Security: Burglar Alarm; Gate - Manned; Security Patrol; Security **Dining Area:** Sys-Owned Master Bedroom/Bath: Dual Sinks; Separate Shower Membership: Club Membership Reg; Golf Equity Avlbl; Golf Lot Description: Purchase Restrict: Buver Approval: Interview Required: Lease OK w/Restrict: No Truck/RV: Utilities: 3-Phase Electric; Public Sewer; Public Water Pet Restrictions Special Info: Terms Considered: Cash; Conventional Rooms: Den; Family Roof: Barrel Taxes: City/County

Equestrian Features: Equip/Appl:Auto Garage Open; Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec SubdivInfo:Beach Club Available; Bike - Jog; Boating; Cabana; Clubhouse; Community Room; Elevator; Exercise Room; Golf Course; Library; Lobby; Manager on Site; Pool; Putting Green; Sauna; Sidewalks; Tennis

Interior:Bar; Foyer; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet; Wet Bar Maintenance Fee Incl: Cable; Common Areas; Common R.E. Tax; Legal/Accounting; Management Fees; Manager; Security; Trash Removal Days On Market: 64 Sold Price: Sold Price Sqft:

Sold Price Sqft: Terms of Sale:

Sold Date:

Public Remarks:

Presented by Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667 achgoswami@aol.com https://www.frenchmanscreekrealty.com

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AUT



Living Room

Living Room



Dining Room

Kitchen





13773 Rivoli Kitchen



3378Degas\_print\_177.jpg



3378Degas\_print\_26.jpg

3378Degas\_print\_59.jpg



13773 Rivoli Ext Back

Pool









3378Degas\_print\_165.jpg



3378Degas\_print\_93.jpg



13773 Rivoli LR



Residential Customer Report	<b>13354 Deauville</b> MLS#: RX-3		Im Beach Gardens, FL 33410 St: Active		List Price: \$690,000 Family Detached Ft: 207 51	
	Area: 5230		Geo Area: PB28	County: Palm		
	Legal Desc:	LOT 10 -	PARCEL F-2	•		
			HMANS CREEK			
			FRENCHMANS CREEK	524244204000040	0 Front Front	0
	Model Name:	C	Parcel ID:	5243413016000010	· · · ·	S
	Waterfront:		Waterfrontage:		Garage Spaces:	2.5
	Lot	.2	Multiple Ofrs Acptd:		Carport Spaces:	
	Dimensions		Taxes:	8,518	Private Pool:	Yes
	Lot SqFt:		Tax Year:	2014	REO:	No
	ALC: CAN	No	Special Assessment:	Yes	Short Sale Addendum:	No
	HOPA:	Нора	Dock:		Short Sale:	No
	Zoning:	PUD	Membership Equity:	Yes		
	-		Mbrshp Equity Amount:	175,000		
Virtual Tour: http://tours33.vht.c	om/lrf/t200420062/pobrop	ding				
Living Room 37 X 16 Fan		-	droom 26 X 14 LivSc	Et. 3 325	Bedrooms: 4	
Kitchen 21 X 12 Flor				-	Baths - Full: 4	
Dining Room 15 X 12		droom 3		Source: Tax Rolls	Baths - Half: 1	
Dining Area 15 X 12	Be	droom 4			Baths - Total: 4.1	
				il <b>t:</b> 1989 Size: 30 X 15	Pets Allowed: Restricted	
HOA/POA/COA: 1.625.41	Bldg #:		Land Leas		Home Size:	
Governing Bodies: HOA	Total Floors/Stor	ies: 2				
Homeowners Assoc: Mandatory	Total Units in Blo	lg:	Min Days t	o Lease: Serial	#:	
Lease Times p/Year:	Unit Floor #:			Brand		
Application Fee: 0	Mbrshp Equity A			Total A	Assessed Value: 369	,820
Directions: DONALD ROSS RD T	O TOURNAMENT DR THRU	SECURIT	ΓY			<u> </u>
Design: Contemporary; Multi-Level Construction: CBS Unit Desc: On Golf Course Flooring: Carpet; Marble Furnished: Unfurnished Dining Area: Breakfast Area; Fo Master Bedroom/Bath: 2 Master Separate Tub; Whirlpool Spa Window Treatments: Blinds; Dou Lot Description: Private Pool: Gu Restrict: Buyer Approval; No Tri Rooms: Attic; Cabana Bath; Con Util/Closet; Loft	rmal Baths; Bidet; Dual Sinks; ible Hung Metal; Sliding; T inite; Heated; Inground; Po uck/RV; Tenant Approval; nvertible Bedroom; Den; F	hermal ool Size ( Pet Rest amily; Gr	Heating: C Security: E Security S Shower; Membershi Utilities: 3- Special Infe (W x L): 30 X 15 Terms Con rictions Parking: 2 reat; Laundry- Roof: Conc Taxes: City Equestrian	eiling Fan; Central; Zo entral; Zoned urglar Alarm; Fence; C ys-Owned p: Club Membership F Phase Electric; Gas B b: Deed Restrictions; T sidered: Cash; Conver Spaces; Garage - Atta crete Tile //County Features:	Gate - Manned; Security Pa Req ottle; Public Sewer; Public Title Insurance ntional ached; Golf Cart	Water
Equip/Appl:Auto Garage Open; Ce Detector; Washer; Water Heater - E	lec; Water Softener-Owned		-			
SubdivInfo:Basketball; Boating; Bu Private Beach PvIn; Putting Green; Interior:Bar; Built-in Shelves; Close Roman Tub; Sky Light(s); Split Bed Exterior:Awnings; Cabana; Covere Maintenance Fee Incl: Cable; Co	Sauna; Spa-Hot Tub; Tennis et Cabinets; Ctdrl/Vault Ceiling room; Volume Ceiling; W/D H d Patio; Lake/Canal Sprinkler	gs; Custon ookup; Wa ; Open Pa	n Mirror; Entry Lvl Lvng Area; alk-in Closet atio; Zoned Sprinkler			
Days On Market: 820			, <b>county</b>			
Sold Price:	Sold Price S					
	Terms of Sa	e:		Sold Da	ate:	
, Public Remarks:THIS 4 BEDROOMS & DEN, EXPANDED LIVING ROOM Present Achal G Frenchr 561-309	I PLUS UPGRADES THROU <b>ed by</b> oswami nan's Creek Realty, Inc.		HAS MULTIPLE FAIRWAY VI	EWS, FINEST QUALITY	BUILT-INS IN MASTER BEDI	ROOM

561-309-3667 561-309-3667 achgoswami@aol.com https://www.frenchmanscreekrealty.com





**Additional Photo** 



**Additional Photo** 



**Additional Photo** 







**Additional Photo** 



**Additional Photo** 





**Additional Photo** 





Residential Customer Report		99 Toulouse Drive Palm Beach Gardens, FL 33410 MLS#: RX-10051268 St: Active		List Price: \$1,425,000 Type: Single Family Detached List Price/SqFt: 400.61			
	Area: 5230		Area: PB	28 County	y: Palm Beach		
	Subdivision: Fren	NCHMANS CREEK F	PAR E-5 L1	F 1			
	CLE Prove Party Control of Contro	ne: Frenchmans Creek	ek				
	Model	Parcel ID:	on	524341301200	00010 Front Exp:	N	
	Name:	Waterfrontage:		54	Garage Spaces:	2.5	
Contraction of the second second	Waterfront: Yes	Multiple Ofrs Acr	atd:	04	Carport Spaces:	2.0	
		• •	Ju.	14 050 46	Private Pool:	Yes	
		4 Taxes:		14,950.46	Privale Pool:	res	
ALC: CONTRACTOR OF THE OWNER.	HOPA: No	Tax Year:		2013	REO:	No	
	Zoning: PUD	Special Assessi	nent:	Yes	Short Sale Addendu	im: No	
		Dock:			Short Sale:	No	
		Membership Equ	iity:	Yes			
		Mbrshp Equity	Amount:	150,000			
Virtual Tour: http://www.seethehome.us	/homes/3899-Toulouse-D	r/RX-10051268.pt	пр				
Living Room 28 X 18 Den	15 X 14 Master			Liv <b>SqFt:</b> 3,557	Bedrooms: 5		
Kitchen 14 X 20 Family Ro				SqFt - Total: 4,475	Baths - Full: 5		
Dining Area 13 X 12 Florida Ro	oom 16 X 13 Bedroo Bedroo			<b>SqFt Source</b> : Tax R <b>Guest Hse:</b> 768	Baths - Half: 0 Baths - Total: 5		
	Bedroo			Yr Built: 1990	Pets Allowed: `	Yes	
			I	Pool Size: 15 X 32	2		
HOA/POA/COA: 1,451	Bldg #:		Land Leas	se: M	obile Home Size:		
Governing Bodies: HOA			Recreation		ecal #:		
Homeowners Assoc: Mandatory	Total Units in Bldg:		Min Days		erial #: rand Name:		
Lease Times p/Year: Application Fee: 0	Unit Floor #: Mbrshp Equity Amount:	150 000				728,340	
Directions: From I 95 on Donald Ross exit							
Design: Contemporary; Traditional Construction: CBS Unit Desc: Flooring: Carpet; Marble Furnished: Unfurnished Dining Area: Dining-Living Guest House: 1 Bath; 2 Bedrooms; Effic Master Bedroom/Bath: 2 Master Baths; Shower Window Treatments: Hurricane Window Lot Description: Private Pool: Gunite; In Restrict: Buyer Approval; Tenant Appro Rooms: Cabana Bath; Family; Laundry Equip/Appl:Auto Garage Open; Central Va Water Heater - Elec SubdivInfo:Basketball; Bike - Jog; Boating; on Site; Pool; Private Beach PvIn; Sidewalk: Interior:Bar; Built-in Shelves; Foyer; Laund Exterior:Cabana; Covered Patio; Fruit Tree Maintenance Fee Incl: Cable; Common	Bidet; Dual Sinks; Mstr Bdi s ground; Spa; Pool Size (W val Util/Closet cuum; Dishwasher; Disposal; Business Center; Clubhouse s; Tennis y Tub; Pantry; Sky Light(s); S (s); Shutters	/ x L): 15 X 32 Fire Alarm; Ice Make ; Courtesy Bus; Elev Split Bedroom; Volun	Tub & U Tub & U F Tub & U F R R E er; Intercor	Rembership: Club N Req Itilities: Cable; Ele Vater Special Info: 'erms Considered: 'arking: Garage - A toof: S-Tile 'axes: City/County cquestrian Features n; Microwave; Range cise Room; Game Ro	lectric larm; Gate - Manned; Secur Membership Req; Equity Pu ctric Available; Public Sewe Cash; Conventional Attached; Golf Cart e - Electric; Refrigerator; Smok oom; Golf Course; Library; Lobl	rchase r; Public e Detector;	
Days On Market: 298		ior, Security					
Sold Price:	Sold Price Sqft: Terms of Sale:			Sol	Id Date:		
;				30			
Public Remarks: This custom 4,475 sq. ft. wa two new AC units and Added in 2008(768 sc lot and side yard. View of the Golf Course fro marina slips,2 renovated championship golf Inclusive Single Level Membership-Beach C Presented by	q. ft.)2 story Guest house with m all Room. Frenchman's Cr courses and 85,000 sq. ft. clu	n Bedroom, Bath and reek Facts: 600 hom ubhouse. 17 Har-tru	l Office, at t es from \$50 tennis cour	the end on the stree 00 thousand to \$5 m rts,24,000 sq. ft. Fitn	t in a very private, quiet location nillion,Deep water access with d less center and Spa. Mandatory	n with large ockage and v All	

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Living Room

Living and Dining Rooms





Kitchen

Kitchen







Master Bedroom

Master Bath - Hers



Master Bath - His



Second Bedroom



Residential Customer Report 13	3256 Provence Drive Palm Beach Gard	MLS#: RX-1 Area: 5230 Legal Desc:	( FRENCHMAN	St: Active Geo Area: PB28 NS CREEK PAR	F-3 LT 38	34.3
			nt Name: Fren EXPANDED PATIO B : Yes 59.0 ft x 0.0	Waterfrontage Multiple Ofrs	52434130170000380	0 Front Garag Space Space Privat Pool: REO: Short Adde Short
Virtual Tour:Living Room28 X 17 Family RoomKitchen12 X 9Dining Room12 X 12	n 16 X 12 Master Bedroom Bedroom 2 Bedroom 3	26 X 17 LivSo 14 X 12 SqFt 14 X 12 SqFt	- Total: 4,406	Bat	<b>drooms</b> : 5 t <b>hs - Full:</b> 5 <b>ths - Half:</b> 1	
Dining Area 10 X 10	Bouldanie	Gues	st Hse: uilt: 1990	Bat	ths - Total: 5.1 ts Allowed: Yes	
HOA/POA/COA:1,621.66Governing Bodies:HOAHomeowners Assoc:MandatoryLease Times p/Year:0	Bldg #: Total Floors/Stories: 2 Total Units in Bldg: Unit Floor #: 1 Mbrshp Equity Amount: 175,000		se: on Lease: s to Lease:	Decal #: Serial #: Brand Na	ome Size: nme: sessed Value:	_
Directions: DONALD ROSS RD BETWEEN PR						
Design: Patio Home Construction: CBS Unit Desc: Flooring: Carpet; Marble Furnished: Unfurnished Dining Area: Eat-In Kitchen; Formal Master Bedroom/Bath: Mstr Bdrm - Ground; Lot Description: Private Pool: Inground; Spa Restrict: Buyer Approval; No Truck/RV Rooms: Great	3	View: Lake; Pool Waterfront: Lake Cooling: Centra Heating: Centra Security: Gate - Membership: Cl Utilities: 3-Phas Special Info: Terms Consider Parking: Drivew Taxes: County ( Equestrian Feat	e I Manned; Se ub Membersh se Electric; Pu ed: Cash; Co ray; Garage - Only	hip Req; Equity ublic Sewer; Pu nventional		
Equip/Appl:Auto Garage Open; Dishwasher; Dr SubdivInfo:Basketball; Beach Club Available; B Street Lights; Tennis Interior:Built-in Shelves; Entry Lvl Lvng Area; Fo Exterior:Open Patio	ike - Jog; Clubhouse; Community Room; oyer; Split Bedroom; Walk-in Closet	; Exercise Room; Ga	me Room; Goll	f Course; Pool; S	šidewalks; Spa-Hot Tub	);
Maintenance Fee Incl: Common Areas; Secu Days On Market: 25 Sold Price:	Sold Price Sqft: Terms of Sale:		Sol	ld Date:		
Public Remarks:2-STORY FULLY RENOVATED OFFERS 5 BEDROOMS, 5.5 BATHROOMS, WI FLOORING, HURRICANE DOORS AND WINDO VIEWS!! Presented by Achal Goswami	ITH ALL THE FINEST FINISHINGS, INC	LUDING A CHEF'S P	KITCHEN WITH	H THERMADOR	APPLIANCES, MARB	LE

Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667

Residential Customer Report	13885 Le Havre Dr MLS#: RX-1		Gardens, FL 33410 St: Active		List Price: \$2,249,500 amily Detached t: 610.28	
	Area: 5230		Geo Area: PB28	County: Palm I		
and the second s	Legal Desc	: FRENCHMANS	CREEK PAR G-2 LT 21	-		
		n: FRENCHMANS ent Name: FRENC	CREEK PAR G-2			
	Model	Patio B Parce		52434130060000210	Front Exp:	Е
	Name:	Extended Water		5245415000000210	•	
	Waterfront				Garage Spaces:	3
	-	winnth	le Ofrs Acptd:		Carport Spaces:	
A REAL PROPERTY AND A REAL PROPERTY	Lot SqFt:	12,323 <b>Taxes</b>	-	16,465.4	Private Pool:	Yes
	HOPA:	No Hopa Tax Y	ear:	2014	REO:	No
	Zoning:	PUD Speci	al Assessment:	Yes	Short Sale Addendum:	No
Will Brown and and and	and the second s	Dock:			Short Sale:	No
		Memb	ership Equity:	Yes		
		Mbrs	hp Equity Amount:	175,000		
Vietual Taum http://touro.picturoito.ddf	com/21EEE22idy=1					
Virtual Tour: http://tours.pictureitsoldfl Living Room 20 X 26 M	laster Bedroom	16 X 2	4 LivSqFt: 3,686	Be	drooms: 3	
<b>Kitchen</b> 18 X 10		10 / 2	SqFt - Total: 5,138		iths - Full: 5	
			SqFt Source: Tax R	Rolls Ba	aths - Half: 1	
			Guest Hse:		ths - Total: 5.1	
			Yr Built: 1987 Pool Size: 15 X 30		ets Allowed: Yes	
				-	obile Home Size:	
HOA/POA/COA: 1.621.66	Blda #:		Land Le	ease: M		
HOA/POA/COA: 1,621.66 Governing Bodies: HOA	Bldg #: Total Floors/Sto	ories: 1			ecal #:	
,	•		Recreat	ion Lease: D		
Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year:	Total Floors/Sto Total Units in B Unit Floor #:	Bldg: 1	Recreat Min Day	ion Lease: De rs to Lease: Se B	ecal #: erial #: rand Name:	
Governing Bodies: HOA Homeowners Assoc: Mandatory	Total Floors/Sto Total Units in B Unit Floor #:	Bldg:	Recreat Min Day	ion Lease: De rs to Lease: Se B	ecal #: erial #:	
Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year:	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity	Bidg: 1 Amount: 175,000	Recreat Min Day	ion Lease: De rs to Lease: Se B	ecal #: erial #: rand Name:	
Governing Bodies:HOAHomeowners Assoc:MandatoryLease Times p/Year:MandatoryApplication Fee:0Directions:Donald Ross Rd, West of Product	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity	8ldg: 1 Amount: 175,000	Recreat Min Day	ion Lease: De rs to Lease: Se Bi Te	ecal #: erial #: rand Name:	
Governing Bodies:       HOA         Homeowners Assoc:       Mandatory         Lease Times p/Year:       Application Fee:       0         Directions:       Donald Ross Rd, West of Pro         Design:       Contemporary; Ranch	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity	8ldg: 1 Amount: 175,000	Recreati Min Day 2. View: Golf; Lat	ke	ecal #: erial #: rand Name:	
Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year: Application Fee: 0 Directions: Donald Ross Rd, West of Pro Design: Contemporary; Ranch Construction: CBS	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity	8ldg: 1 Amount: 175,000	Recreati Min Day 2. View: Golf; Lat Waterfront: La	ion Lease: Do rs to Lease: So Bi To ke ake	ecal #: erial #: rand Name: otal Assessed Value:	
Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year: Application Fee: 0 Directions: Donald Ross Rd, West of Pro Design: Contemporary; Ranch Construction: CBS Unit Desc: Corner	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity	8ldg: 1 Amount: 175,000	Recreati Min Day 2. View: Golf; Lat Waterfront: La	ion Lease: Do rs to Lease: So Bi To ke ake ake ing Fan; Central; Zone	ecal #: erial #: rand Name: otal Assessed Value:	
Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year: Application Fee: 0 Directions: Donald Ross Rd, West of Pro Design: Contemporary; Ranch Construction: CBS Unit Desc: Corner Flooring: Carpet; Marble; Other Furnished: Furniture Negotiable; Unfu	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity osperity Farms Rd, East mrnished	Ildg: Amount: 175,000 of Alt A-1-A to gat	Recreati Min Day e. View: Golf; Lal Waterfront: La Cooling: Ceili Heating: Cent Security: Burg	ion Lease: De rs to Lease: Se Bi Te ke ake ing Fan; Central; Zone tral; Zoned glar Alarm; Fence; Ga	ecal #: erial #: rand Name: otal Assessed Value:	atrol;
Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year: Application Fee: 0 Directions: Donald Ross Rd, West of Pro Design: Contemporary; Ranch Construction: CBS Unit Desc: Corner Flooring: Carpet; Marble; Other Furnished: Furniture Negotiable; Unfu Dining Area: Dining Family; Dining-Liv	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity osperity Farms Rd, East irnished ring; Eat-In Kitchen; Fo	Ildg: Amount: 175,000 of Alt A-1-A to gat ormal	Recreati Min Day 2. View: Golf; Lal Waterfront: La Cooling: Ceili Heating: Cent Security: Burg Security Sys-	ion Lease: Dr. rs to Lease: So Bi To ke ake ake ing Fan; Central; Zone tral; Zoned glar Alarm; Fence; Ga -Owned	ecal #: erial #: rand Name: otal Assessed Value: ed ed ate - Manned; Security Pa	atrol;
Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year: Application Fee: 0 Directions: Donald Ross Rd, West of Pro Design: Contemporary; Ranch Construction: CBS Unit Desc: Corner Flooring: Carpet; Marble; Other Furnished: Furniture Negotiable; Unfu Dining Area: Dining Family; Dining-Liv Master Bedroom/Bath: 2 Master Baths	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity osperity Farms Rd, East irnished ring; Eat-In Kitchen; Fo	Ildg: Amount: 175,000 of Alt A-1-A to gat ormal	Recreati Min Day View: Golf; Lal Waterfront: La Cooling: Ceili Heating: Cent Security: Burg Security Sys- a Tub & Membership:	ion Lease: Dr rs to Lease: So Br Tr ke ake ake ing Fan; Central; Zone tral; Zoned glar Alarm; Fence; Ga -Owned Club Membership Rec	ecal #: erial #: rand Name: otal Assessed Value: ed ed ate - Manned; Security Pa q; Golf Purchase	atrol;
Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year: Application Fee: 0 Directions: Donald Ross Rd, West of Pro Design: Contemporary; Ranch Construction: CBS Unit Desc: Corner Flooring: Carpet; Marble; Other Furnished: Furniture Negotiable; Unfu Dining Area: Dining Family; Dining-Liv Master Bedroom/Bath: 2 Master Baths Shower	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity osperity Farms Rd, East inshed ring; Eat-In Kitchen; Fo ; Dual Sinks; Mstr Bdr	Bildg: Amount: 175,000 of Alt A-1-A to gat ormal rm - Ground; Sp	Recreati Min Day View: Golf; Lal Waterfront: La Cooling: Ceili Heating: Cent Security: Burg Security Sys- a Tub & Membership: Utilities: 3-Ph	ion Lease: Dr s to Lease: So Bi Tr ke ake ing Fan; Central; Zone tral; Zoned glar Alarm; Fence; Ga -Owned Club Membership Rem nase Electric; Public S	ecal #: erial #: rand Name: otal Assessed Value: ed ed ate - Manned; Security Pa q; Golf Purchase ewer; Public Water	atrol;
Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year: Application Fee: 0 Directions: Donald Ross Rd, West of Pro Design: Contemporary; Ranch Construction: CBS Unit Desc: Corner Flooring: Carpet; Marble; Other Furnished: Furniture Negotiable; Unfu Dining Area: Dining Family; Dining-Liv Master Bedroom/Bath: 2 Master Baths Shower Window Treatments: Awning; Double H	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity osperity Farms Rd, East inshed ring; Eat-In Kitchen; Fo ; Dual Sinks; Mstr Bdr	Bildg: Amount: 175,000 of Alt A-1-A to gat ormal rm - Ground; Sp	Recreati Min Day View: Golf; Lal Waterfront: La Cooling: Ceili Heating: Cent Security: Burg Security Sys- a Tub & Membership: Utilities: 3-Ph Impact Special Info: [	ion Lease: Dr s to Lease: Se Bi Tr ke ake ing Fan; Central; Zone tral; Zoned glar Alarm; Fence; Ga -Owned Club Membership Re- nase Electric; Public S Deed Restrictions; Titl	ecal #: erial #: rand Name: otal Assessed Value: ed ed ate - Manned; Security Pa q; Golf Purchase ewer; Public Water le Insurance	atrol;
Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year: Application Fee: 0 Directions: Donald Ross Rd, West of Pro Design: Contemporary; Ranch Construction: CBS Unit Desc: Corner Flooring: Carpet; Marble; Other Furnished: Furniture Negotiable; Unfu Dining Area: Dining Family; Dining-Liv Master Bedroom/Bath: 2 Master Baths Shower Window Treatments: Awning; Double H Glass; Sliding; Verticals	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity osperity Farms Rd, East ring; Eat-In Kitchen; Fe ; Dual Sinks; Mstr Bdr Hung Metal; Drapes; E	Ildg: Amount: 175,000 of Alt A-1-A to gat ormal rm - Ground; Sp Electric Shutters	Recreati Min Day View: Golf; Lal Waterfront: La Cooling: Ceili Heating: Cent Security: Burg Security Sys- a Tub & Membership: Utilities: 3-Ph Impact Special Info: [ Terms Consid	ion Lease: De rs to Lease: Se Ba Te trai: Zoned glar Alarm; Fence; Ga -Owned Club Membership Re- nase Electric; Public S Deed Restrictions; Titl dered: Cash; Conventio	ecal #: erial #: rand Name: otal Assessed Value: ed ed ate - Manned; Security Pa q; Golf Purchase ewer; Public Water le Insurance onal	atrol;
Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year: Application Fee: 0 Directions: Donald Ross Rd, West of Pro Design: Contemporary; Ranch Construction: CBS Unit Desc: Corner Flooring: Carpet; Marble; Other Furnished: Furniture Negotiable; Unfu Dining Area: Dining Family; Dining-Liv Master Bedroom/Bath: 2 Master Baths Shower Window Treatments: Awning; Double H Glass; Sliding; Verticals Lot Description: Private Pool: Gunite; H	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity osperity Farms Rd, East ring; Eat-In Kitchen; Fe ; Dual Sinks; Mstr Bdr Hung Metal; Drapes; E	Ildg: Amount: 175,000 of Alt A-1-A to gat ormal rm - Ground; Sp Electric Shutters	Recreati Min Day View: Golf; Lal Waterfront: La Cooling: Ceili Heating: Cent Security: Burg Security Sys- a Tub & Membership: Utilities: 3-Ph Impact Special Info: [ Terms Consid	ion Lease: Dr s to Lease: Se Ba Ta ke ake ing Fan; Central; Zone tral; Zoned glar Alarm; Fence; Ga Owned Club Membership Ren ase Electric; Public S Deed Restrictions; Titl dered: Cash; Convention baces; Garage - Attach	ecal #: erial #: rand Name: otal Assessed Value: ed ed ate - Manned; Security Pa q; Golf Purchase ewer; Public Water le Insurance onal	atrol;
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Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year: Application Fee: 0 Directions: Donald Ross Rd, West of Pro Design: Contemporary; Ranch Construction: CBS Unit Desc: Corner Flooring: Carpet; Marble; Other Furnished: Furniture Negotiable; Unfu Dining Area: Dining Family; Dining-Liv Master Bedroom/Bath: 2 Master Baths Shower Window Treatments: Awning; Double H Glass; Sliding; Verticals Lot Description: Private Pool: Gunite; H X 30 ADA Compliant: Handicap Access; WH Restrict: Buyer Approval; No Truck/RV Rooms: Cabana Bath; Den; Family; G Equip/Appl:Auto Garage Open; Central V Smoke Detector; Washer; Water Heater - SubdivInfo:Basketball; Beach Club Availa Tub; Tennis Interior:Bar; Ctdrl/Vault Ceilings; Entry Lv Exterior:Auto Sprinkler; Cabana; Covered	Total Floors/Sto Total Units in B Unit Floor #: Mbrshp Equity osperity Farms Rd, East ing; Eat-In Kitchen; Fd; ; Dual Sinks; Mstr Bdr Hung Metal; Drapes; E Heated; Inground; Spa heelchair V Great; Laundry-Util/Clo /acuum; Dishwasher; Dis Elec; Water Softener-Ov able; Bike - Jog; Busines I Lvng Area; Foyer; Laur d Patio; Lake/Canal Sprir	Idg: 1 Amount: 175,000 of Alt A-1-A to gat ormal rm - Ground; Sp Electric Shutters a; Pool Size (W oset sposal; Dryer; Fire wned as Center; Clubhou ndry Tub; Pull Dov	Recreati Min Day View: Golf; Lal Waterfront: La Cooling: Ceili Heating: Cent Security: Burg Security Sys- a Tub & Membership: Utilities: 3-Ph Impact Special Info: I Terms Consid ( L): 15 Parking: 2 Sp Roof: Concre Taxes: Count Equestrian Fe Alarm; Freezer; Gas Les se; Exercise Room; Gol m Stairs; Sky Light(s); S	ion Lease: Dr s to Lease: Se Bi Te tral; zoned glar Alarm; Fence; Ga -Owned Club Membership Re- nase Electric; Public S Deed Restrictions; Titl bered: Cash; Convention baces; Garage - Attach te Tile ty Only; Homestead batures: trase; Intercom; Microwav f Course; Library; Pool; F split Bedroom; Wet Bar	ecal #: erial #: rand Name: otal Assessed Value: ed ed ete - Manned; Security Pa q; Golf Purchase ewer; Public Water le Insurance onal ned; Golf Cart	rator;
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Public Remarks: Sophisticated elegance abounds in this beautifully renovated 3 bedroom 5.5 bath nome graced with an outstanding location on a cul-de-sac with panoramic water and golf views in the exclusive community of Frenchman's Creek. Marble, carpet, and beautiful wood flooring coupled with neutral tones, modern accents, and lovely vaulted ceilings with detail. Enter great room with expansive exquisite golf and lake views through wall of sliding glass doors; Professional grade chic kitchen with granite counters and top-of-the-line stainless steel appliances including double wall oven, wine chiller, and Subzero oversized refrigerator. Relax in over-sized family room/dining room adjacent to open kitchen featuring vaulted ceiling with detail and large windows and sliding glass doors to frame exquisite

**Presented by** Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 IMG\_6417\_18\_19\_20\_21\_22\_23.jpg



IMG\_6431\_2\_3\_4\_5\_6\_7.jpg



IMG\_6438\_39\_40\_41\_42\_43\_44.jpg



IMG\_6445\_46\_47\_48\_49\_50\_51.jpg



IMG\_6452\_3\_4\_5\_6\_7\_8





IMG\_6543\_4\_5\_6\_7\_8\_9

IMG\_6550\_1\_2\_3\_4\_5\_6



IMG\_6557\_58\_59\_60\_61\_62\_63



IMG\_6578\_79\_80\_81\_82\_83\_84





IMG\_6592\_3\_4\_5\_6\_7\_8

IMG\_6599\_600\_601\_602\_603\_604\_605

IMG\_6613\_4\_5\_6\_7\_8\_9



IMG\_6620\_1\_2\_3\_4\_5\_6



IMG\_6627\_28\_29\_30\_31\_32\_33





Residential Customer Report	13884 Degas Drive E Palm	Beach Gard	lens. FL 33410		List Price: \$1,100,000	
	MLS#: RX-33		St: Active		gle Family Detached b/ <b>SqFt:</b> 241.65	
	Area: 5230		Geo Area: PB28		Palm Beach	
		PARCEL A2 I	LOT 40 OF FRENCHMAN	-		
COD Providence	Subdivision:	FRENCHMA	NS CREEK			
a second second	Development	t Name: Fren	chmans Creek			
	Model	BARBADOS	Parcel ID:	5243413020	00000430 Front Exp:	Е
	Name:	- Patio C	Waterfrontage:	0	Garage Spaces:	2.5
	Waterfront:		Multiple Ofrs Acptd:		Carport Spaces:	
	Lot	LESS THAN	Taxes:	14,602.38	Private Pool:	Yes
	Dimensions:	: 1/4 ACRE	Tax Year:	2014	REO:	No
	Lot SqFt:		Special Assessment:	No	Short Sale	
2444	HOPA:	No Hopa	Dock:		Addendum:	No
	Zoning:	RES	Membership Equity:	Yes	Short Sale:	No
「「「「「「「「」」」」			Mbrshp Equity	175,000		
			Amount:			
Virtual Tour: http://www.listingsmagic.org	com/flash/tournb.php?propert	ty_ID=9305	3			
Living Room 25 X 22 Family R			19 X 17 LivSqFt:	•	Bedrooms: 5	
Kitchen 16 X 16 Dining Room 18 X 12	Bedroon Bedroon		13 X 12 SqFt - Tota 14 X 13 SqFt Sour		Baths - Full: 6 Baths - Half: 0	
	Bedroon		14 X 13 Sqrt Sour		Baths - Total: 6	
	Bedroon		16 X 12 Yr Built:	-	Pets Allowed: Yes	
HOA/POA/COA: 1,625.41	Bldg #:		Land Lease:	0	Mobile Home Size:	
Governing Bodies: HOA	Total Floors/Stories:	2	Recreation Lea		Decal #:	
Homeowners Assoc: Mandatory Lease Times p/Year:	Total Units in Bldg: Unit Floor #:	1	Min Days to Le	ase: 0	Serial #: Brand Name:	
Application Fee: 0	Mbrshp Equity Amount:	•			Total Assessed Value:	
Directions: From I95 East on Donald Rose						
		grit.				<u> </u>
Design: Villa		View:	Lake			
Construction: CBS			ront: Lake			
Unit Desc: Flooring: Carpet; Marble			g: Central; Zoned g: Central; Zoned			
Furnished: Unfurnished			-	- Manned: M	otion Detector; Security Pat	rol
Dining Area: Formal			ership: Club Membersh			
Master Bedroom/Bath: Bidet; Combo T	ub/Shower; Mstr Bdrm - Sittir		s: Cable; Electric Availa		-	
Window Treatments: Plantation Shutter	S		ervices: Marina			
Lot Description: Private Pool: Inground		Specia		ventional		
Restrict: Buyer Approval Rooms: Family; Loft			<b>Considered:</b> Cash; Cor <b>g:</b> Driveway; Garage - <i>I</i>		f Cart	
					se: 0; Min Days to Lease: 0	
		Roof:				
			City/County			
Equip/AppleAuto Coroso Opera Control V	Douum Diobwoohon Diopoor	•	trian Features:	orator Oralia	Detector: Weeber	
Equip/Appl:Auto Garage Open; Central Va SubdivInfo:Basketball; Boating; Business		-				te
Beach Pvln; Sauna; Spa-Hot Tub; Tennis;		uncoy Duo, E			on Jourse, Library, FOOI, FIIVal	
Interior:Bar; Built-in Shelves; Laundry Tub		Walk-in Close	t; Wet Bar			
Exterior: Auto Sprinkler; Covered Patio; Fe	nce; Open Patio					
Maintenance Fee Incl: Cable; Common	Areas; Lawn Care; Maintena	ince-Exterio	r; Security			
Days On Market: 787	Cold Duise Ouffr					
Sold Price:	Sold Price Sqft: Terms of Sale:			Sold Da	ato.	
:	Tennis VI Sale.					
Public Remarks:Tropical paradise surrounds	this understated elegant 5BR, 6	6BA pristine h	ome. 3" wood plantation s	hutters adorn t	he windows. 10' solid wood do	ors
throughout. Tile floors, custom wet bar, 3 c	ar garage. The Master Suite feat	ures his and	her Master Baths, Large w	alk in closets a	and additional space for an exer	rcise
area of her master bath. The kitchen has d	ouble built-in ovens, granite cour	nter tops, 42"	wood cabinets and large i	sland. Very priv	vate lot on cul-de-sac with long	lake
views.						
Presented by						

Presented by Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667 achgoswami@aol.com Front Exterior

Front Exterior





Living Area





Living Area



Dining Area











Family Room

Family Room



Master Bedroom

Master Bathroom



Residential Customer Report	13773 Rivoli Drive Palm Beach MLS#: RX-1008820 Area: 5230 Legal Desc: FRENC		Type: Single List Price/S County: Pal		
and a second second second	Subdivision: FREN				
		: Frenchmans Creek			
	Model Name:	Parcel ID:	5243413007000020	•	W
		Waterfrontage:		Garage Spaces:	2.5
	Waterfront: Yes	Multiple Ofrs Acptd:		Carport Spaces:	
	Lot SqFt: 10,890	Taxes:	11,927.4	Private Pool:	Yes
	No	Tax Year:	2013	REO:	No
En la	НОРА: Нора	Special Assessment:	No	Short Sale Addendum:	No
	Zoning: PUD	Dock:		Short Sale:	No
	23	Membership Equity:	Yes		110
		Mbrshp Equity Amount:	175,000		
Virtual Tour:Living Room32 X 25 DenKitchen18 X 18 Patio/Balcony	15 X 14 Master Bedroon 25 X 12 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom 5	20 X 16 LivSqFt: 4, 16 X 13 SqFt - Total: 15 X 13 SqFt Source 15 X 12 Guest Hse 14 X 12 Yr Built: 19	: 5,602 Ba e: Tax Rolls Ba : Ba	drooms: 5 hths - Full: 6 hths - Half: 1 hths - Total: 6.1 hths - Total: 6.1	
	Bearbonn 5	Pool Size:		Allowed. Restricted	
HOA/POA/COA:1,749Governing Bodies:HOAHomeowners Assoc:MandatoryLease Times p/Year:0	Bldg #: Total Floors/Stories: 2 Total Units in Bldg: Unit Floor #: Mbrshp Equity Amount: 175,0	Land Leas Recreatior Min Days t	n Lease: D to Lease: So B	lobile Home Size: ecal #: erial #: rand Name: otal Assessed Value:	
Directions: Donald Ross Road between Alt. A					
Design: Construction: CBS Unit Desc: Multi-Level Flooring: Carpet; Tile Furnished: Unfurnished Dining Area: Dining-Living; Eat-In Kitchen Master Bedroom/Bath: 2 Master Baths; Mst Separate Tub Window Treatments: Plantation Shutters Lot Description: West of US-1; 1/4 to 1/2 A Private Pool: Heated; Inground; Pool Size Restrict: Pet Restrictions Rooms: Den; Family; Laundry-Util/Closet;	cre; Paved Road; Sidewalks W x L): 30 X 15 .oft	ower; Membership: Clul Equity Avlbl Utilities: Cable; E Special Info: Terms Considered Parking: Drivewa Roof: Concrete T Taxes: City/Coun Equestrian Featur	Zoned Zoned Manned; Security Pa b Membership Req; Electric Available; Pa d: Cash; Convention y; Garage - Attache ile ty <b>res:</b>	ed	olf
Equip/Appl:Auto Garage Open; Dishwasher; D SubdivInfo:Basketball; Beach Club Available; I Green; Sauna; Sidewalks; Street Lights; Tennis Interior:Bar; Built-in Shelves; Cook Island; Ctdr Exterior:Auto Sprinkler; Covered Balcony; Cov Maintenance Fee Incl: Cable; Common Are	ike - Jog; Clubhouse; Courtesy B /Vault Ceilings; Entry Lvl Lvng Ar red Patio; Screened Patio; Zoneo	us; Elevator; Exercise Room; ea; Foyer; Split Bedroom; Ups I Sprinkler	Golf Course; Lobby; I	Pool; Private Beach Pvln; Pu	itting

Days On Market: 160

Sold Price:

Sold Price Sqft: Terms of Sale:

Sold Date:

**Public Remarks**:Lovely spacious expanded 2-story home set on an extremely private property w/ no other homes in view that has been meticulously renovated w/ multiple upgrades. Offering 5 bedrooms and 6.5 bathrooms plus office and loft with beautiful lake views in the highly desired community of Frenchman's Creek. Open living room with brand new beautiful oversized stone flooring extending through all main areas on 1st story, vaulted ceiling, and custom arched window with multiple sliding glass doors bringing the outside in. Upgraded kitchen featuring brand new granite counters with center island, new custom cabinetry w/ slow close drawers, pullouts in pantry, stainless steel appliances including double oven, Miele stove and Sub Zero refrigerator.

Presented by Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667 achgoswami@aol.com IMG\_1497\_498\_499\_500\_501Natural01



IMG\_1547\_48\_49\_50\_51Natural01



IMG\_1587\_88\_89\_90\_91Natural01



IMG\_1617\_18\_19\_20\_21Natural01





IMG\_1487\_88\_89\_90\_91Natural01



IMG\_1637\_38\_39\_40\_41Natural01



IMG\_1742\_3\_4\_5\_6Natural01





IMG\_1677\_78\_79\_80\_81Natural01



IMG\_1732\_3\_4\_5\_6Natural01



IMG\_1452\_3\_4\_5\_6Natural01





Residential Customer Report	13750 Parc Drive Paln MLS#: RX- Area: 5230	10128698	<b>5, FL 33410</b> St: Active Geo Area: PB28	Type: Single List Price/Sq		
	Legal Desc	c: FRENCHMANS	CREEK PAR G1 RE	EPL SEC 2 LT 34B		
and the second se	and the second se		S CREEK PAR G-1			
and the second	and the second se		man's Creek Beach	•		
	Model	Parcel ID	-	52434130220000340		SE
	Name:	Waterfro	ntage:		Garage Spaces:	2.5
	Waterfront	t: NO Multiple	Ofrs Acptd:		Carport Spaces:	
	Lot SqFt:	9,489 Taxes:		13,550.9	Private Pool:	Yes
		No Tax Year		2014	REO:	No
	HOPA:	Hopa Special	Assessment:	No	Short Sale Addendum:	No
	Zoning:	PUD Dock:			Short Sale:	No
		Members	ship Equity:	Yes	onone oute.	110
	and the second second			175,000		
Virtual Tour: http://www.listingsmagic.com/fl	laab (kaunak aka Orana	Elementa Middle S High Sch	iry School: Dwight D	). Eisenhower Elementa atkins Middle School		
Living Room         19' 0' X20' 4' Den           Kitchen         17' 0' X13' 6' Family Root           Dining Room         13' 0' X18' 7' Loft           Dining Area         10' 6' X10' 6'           Utility Room         13' 0' X6' 7'	13' 3' X13' 10' M m 18' 6' X22' 8' E 12' 6' X12' 1' E		13' 0' X13' 2'	SqFt - Total: 5,929 SqFt Source: Tax F	Bedrooms: 4 Baths - Full: 5 Rolls Baths - Half: 1 Baths - Total: 5.1 Pets Allowed: Y	/05
Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year: Application Fee: 0 Directions: From 195 East on Donald Ross to Fr	Total Floors/Stories: Total Units in Bldg: Unit Floor #: Mbrshp Equity Amou	0 <b>Int:</b> 175,000	Recreatior Min Days t	to Lease: Sei Bra	cal #: rial #: and Name: tal Assessed Value:	
	enclimans creek on the	e right.				
Design: Construction: CBS Unit Desc: Flooring: Carpet; Ceramic Tile; Marble Furnished: Turnkey Dining Area: Master Bedroom/Bath: 2 Master Baths; Mstr Whirlpool Spa Lot Description: Private Pool: Inground	Bdrm - Ground; Sepa	arate Shower; S	eparate Tub;	Heating: Central; Security: Utilities: Cable; E Available Special Info:	an; Central; Electric Electric lectric Available; Water I: Cash; Conventional; F	-ΗΔ_
Restrict: None				VA		11/1
Rooms: Attic; Den; Family; Laundry-Inside;	Laundry-Util/Closet; I	Loft; Maid/In-Lav	N	Taxes: Homestea		
Equip/Appl:Central Vacuum; Dishwasher; Dryer SubdivInfo:Beach Club Available; Business Cen	iter; Cabana; Clubhouse	-	om; Courtesy Bus; Ex	ercise Room; Golf Cou		Site;
Pool; Putting Green; Sauna; Spa-Hot Tub; Tennis Interior: Built-in Shelves: Cook Island: Fover: Fre		Unstairs Living A	ea: Volume Ceiling:			
Interior:Built-in Shelves; Cook Island; Foyer; Fre		Upstairs Living A	rea; Volume Ceiling; '	w/D nookup, waik-in c	Joset	
<b>-</b>		Upstairs Living A	ea; Volume Ceiling; '		JIOSEL	

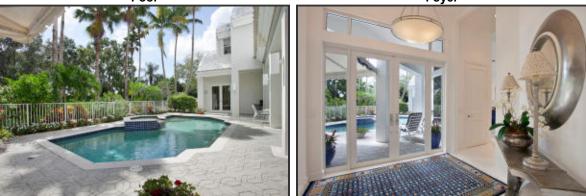
Public Remarks: This custom patio home offers 4BR den, 5.5BA with a 1BR/1BA guest house, designer upgrades, and a park-like setting surrounded by lush foliage and common area. Could be sold with furnishings. Steps to the clubhouse and driving range. Chef's kitchen features stunning granite counter tops, custom cabinetry, and recessed lighting. Family room and den offer elegant custom built-in's. Master suite features his-and-hers baths and closets. Master bathrooms feature granite counter tops, and porcelain floors with granite accents. Formal living and dining rooms feature custom double tray ceilings with recessed lighting. Guest house off of the pool deck features its own separate entrance, a bedroom, and a 3-piece bathroom. Golf cart garage is located on the rear of the guest house.

Presented by Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667 achgoswami@aol.com https://www.frenchmanscreekrealty.com



Pool

Foyer



Formal Living Area

Formal Living Area





Formal Living Area



Formal Dining Area

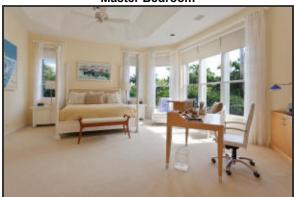
**Formal Dining Area** 



Master Bedroom



Master Bedroom







Kitchen

Kitchen



**Breakfast Nook** 

Family Room





Residential Customer Report	13817 Monaco Way Palm Beach MLS#: RX-10124107	St: Active	Type: Single List Price/So	•	
	Area: 5230	Geo Area: PB28	County: Palr	n Beach	
A DESTRUCTION OF THE OWNER	Subdivision: French	nan's Creek Parcel 2 Repl Lot	3		
	Development Name				
	Model	Parcel ID:	5243413003000003	0 Front Exp:	Е
	Name:	Waterfrontage:		Garage Spaces:	2.5
	Waterfront: No	Multiple Ofrs Acptd:	No	Carport Spaces:	
	Lot SqFt: 24,829	Taxes:	24,250	Private Pool:	Yes
and the second s	No	Tax Year:	2014	REO:	No
	HOPA: Hopa	Special Assessment:	Yes	Short Sale Addendum:	No
	Zoning: PUD	Dock:		Short Sale:	No
	- and a	Membership Equity:	Yes		110
		Mbrshp Equity Amount:	175,000		
Virtual Tour:					
Living Room 30 X 26 Den	16 X 14 Master Bedroc			Bedrooms: 4	
Kitchen 18 X 14 Family Roo		15 X 12 SqFt - To		Baths - Full: 5	
Dining Room 18 X 14 Utility Room 13 X 7	Bedroom 3 Bedroom 4	15 X 13 SqFt So 12 X 12 Guest H		Baths - Half: 1 Baths - Total: 5.1	
	Boarooni 4	Yr Built		Pets Allowed: Yes	
HOA/POA/COA: 1.351	Bldg #:	Land Lease	: Ma	bile Home Size:	
Governing Bodies: HOA	Total Floors/Stories: 1	Recreation	Lease: De	cal #:	
Homeowners Assoc: Mandatory	Total Units in Bldg:	Min Days to		rial #:	
Lease Times p/Year: Application Fee: 100	Unit Floor #: 1 Mbrshp Equity Amount: 175,00	00		and Name: tal Assessed Value:	
Directions: Donald Ross Rd. to Tournament I			10	tai Assessed value.	
Directions. Donaid Ross Ru. to Tournament t	onve, ien past guard gate to monact				<u></u> ;
Design: Mediterranean; Traditional		View: Golf; Pool			
Construction: CBS		Waterfront: No			
Unit Desc: On Golf Course		Cooling: Centra	al		
Flooring: Carpet; Marble		Heating: Centra			
Furnished: Furniture Negotiable; Unfurnish Dining Area: Breakfast Area; Dining-Florid		Security: Burgi Security Sys-C		anned; Security Patrol;	
Master Bedroom/Bath: 2 Master Baths; Bio				eq; Equity Purchase Req	;
Sitting; Separate Shower		Golf Purchase			
Window Treatments: Blinds; Drapes; Slidir				Sewer; Public Water	
Lot Description: 1/2 to Private Pool: Ingrou Restrict: Buyer Approval; No Truck/RV; Po		Special Info: So Terms Conside	red: Cash; Conven	tional	
Rooms: Den; Family; Laundry-Inside			ces; Garage - Atta		
		Roof: S-Tile	-		
		Taxes: City/Co	•		
Equip/Appl:Auto Garage Open; Dishwasher; I	)isposal: Drver: Microwave: Range	Equestrian Fea			
Subdivinfo:Basketball; Bike - Jog; Clubhouse;		-		Green; Tennis	
Interior:Built-in Shelves; Cook Island; Entry Lv	l Lvng Area; Foyer; Laundry Tub; Sj	olit Bedroom; Volume Ceiling;	Walk-in Closet		
Exterior:Covered Patio; Deck; Fence; Screene	-				
Maintenance Fee Incl: Common Areas; Se	curity				
Days On Market: 24 Sold Price:	Sold Price Sqft:				
	Terms of Sale:		Sold Date:		
;					
Public Remarks: Pristine Estate Home on over 1	-	-			
Florida sunsets. Newer barrel tile roof, new A/C owner home has been meticulously maintained			on extenor, new \$20	0,000 addition to nome. One	;
Presented by					
Achal Goswami					

Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667 achgoswami@aol.com https://www.frenchmanscreekrealty.

https://www.frenchmanscreekrealty.com Information is deemed to be reliable, but is not guaranteed. © 2015 MLS and FBS. Prepared by Achal Goswami on Saturday, April 25, 2015 5:32 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Rear pool area.jpg



Tropical landscape surrounds the pool & spa. Screened covered patio overlooks pool.



Huge Loggia covered and screened. Great for outdoor entertaining.

Living room with wet bar.jpg



Custom fireplace with wet bar for entertaining your guests

Front of house



A paver brick driveway leads to the 2.5 car garage and the gracious entry doors.



Pristine Kitchen with island cooktop. Clearstory window brings in natural light. New stainless steel appliances.

Living room.jpg



Formal Living room opens to Formal Dining & Family room, a wet bar services both rooms.

Master Bedroom.jpg



A spacious master bedroom with a panoramic view of the pool & spa. Built-in TV cabinetry.



Master Bath features a Jacuzzi and separate shower & vanity with make-up area.



Beautiful custom built vanity in Powder room.



Huge Master suite with tray ceiling and sitting area.

## Living and Dining.jpg



Living room view from the back looking to the front double entry doors.

Family Room.jpg



Family room with custom built-in and open to breakfast bar & kitchen.

Dining Room.jpg



Large formal Dining room overlooking a garden.

Guest Bedroom 2-o.jpg



Light & bright Guest suite.

Breakfast area-o.jpg



Panaramic views of the North Golf Course from the glass encased breakfast area.





Oversized Guest suites with private baths.



Family room just off the kitchen.

Pool & Spa-o.jpg



Large pool & spa overlooks the 10th & 11th fairways of the North Golf Course.

Residential Customer Report	2085 La Porte Drive Pa MLS#: RX			<b>33410</b> : Active		List Price: \$2,595,000 e Family Detached SqFt: 481.72	
	Area: 5230			o Area: PB28	· · · · · · · · · · · · · · · · · · ·	Im Beach	
			chman's Creek Pa	ar C-2 Repl Lt	6		
			nchman's Creek <b>me:</b> Frenchman's	Creek			
A ME	Model		Parcel ID:	oreen	5243412924000006	60 Front Exp:	W
	Name:		Waterfrontage:		00	Garage Spaces:	2.5
and all the state of the	Waterfrom	t: Yes	Multiple Ofrs A			Carport Spaces:	0
	Lot SgFt:		Taxes:	optu.	29,272.91	Private Pool:	Yes
		No	Tax Year:		2013		
	HOPA:		<sup>a</sup> Special Assess	mont	No	REO:	No
The second s	Zoning:	Pud	Dock:	sment.	NO	Short Sale Addendum:	
					Vee	Short Sale:	No
			Membership E		Yes		
Virtual Tour: http://www.listingsmagic.co	om/flash/tournb.php?prop	perty_II	Middle School: High School: W	hool: Dwight D Howell L. W	175,000 9. Eisenhower Elemer atkins Middle Scho yer High School		
Living Room 31 X 31 Den	14 X 12 Maste	r Bedr	<b>room</b> 19	X 15 LivSql	<b>-t:</b> 5,387	Bedrooms: 4	
Kitchen 19 X 13 Family Ro				X 13 SqFt -		Baths - Full: 5	
Utility Room 11 X 7	Bedro Bedro			X 12 SqFtSo X 12 Guest	ource: Tax Rolls	Baths - Half: 1	
	Deuro	0111 4	19		nse. It: 1995	Baths - Total: 5.1 Pets Allowed: Yes	
					ize: Irregular		
HOA/POA/COA: 1,322.08	Bldg #:			Land Leas	e: M	lobile Home Size:	
Governing Bodies: HOA	Total Floors/Stories:	2		Recreation		ecal #:	
Homeowners Assoc: Mandatory	Total Units in Bldg:	4		Min Days 1		erial #:	
Lease Times p/Year: No Leases Application Fee: 0	Unit Floor #: Mbrshp Equity Amou	1 17!	5 000			rand Name: otal Assessed Value:	
Directions: Donald Ross Road East to Pro-					•		
		Laio					<u> </u>
Design: Traditional Construction: CBS				View: Canal; Waterfront:		Ocean Access; Seawall; (	Canal
Unit Desc:				Width 81 - 7	120		
Flooring: Carpet; Marble; Wood Floor					ntral; Electric; Zone		
Furnished: Unfurnished Dining Area: Breakfast Area; Dining-Livi	ng: Eat-In Kitchen			•	ntral; Electric; Zone irglar Alarm <sup>:</sup> Gate -	Unmanned; Security Lig	ht <sup>.</sup>
Master Bedroom/Bath: 2 Master Baths; I		d; Mstr	Bdrm - Sitting;		trol; Security Sys-C		,
Separate Shower; Separate Tub; Whirl						Req; Equity Purchase R	
Window Treatments: Blinds; Drapes; Pla Lot Description: 1/4 to 1/2 Acre; Cul-De		te Roa	d		rase Electric; Cab er; Underground	le; Gas Bottle; Public Sev	wer;
Private Pool: Equipment Included; Guni						p to 60 Ft Boat; Lift; Elect	tric
Irregular				Available; N	lo Wake Zone		
Restrict: Buyer Approval; Interview Req				•	Deed Restrictions		
Rooms: Den; Family; Florida; Laundry-I	liside				idered: Cash; Conv ve - Decorative: Dr	iveway; Garage - Attache	ed
				-	Lease Times p/Yea		
				Roof: Conc			
					County; No Homes	tead	
Equip/Appl:Auto Garage Open; Central Vac Wall Oven; Washer; Water Heater - Elec	cuum; Dishwasher; Disposa	; Dryer;	; Ice Maker; Micro	Equestrian I wave; Range		r; Smoke Detector; Storm Sh	nutters;
SubdivInfo:Basketball; Bike - Jog; Business	Center; Clubhouse; Exerci	se Roor	m; Golf Course; P	ool; Private Be	ach Pvln; Putting Gre	een; Street Lights; Tennis	
Interior:Cook Island; Ctdrl/Vault Ceilings; La Exterior:Auto Sprinkler; Built-in Grill; Deck; Maintenance Fee Incl: Cable; Common / Davs On Market: 177	Open Balcony; Open Patio;	Summe	er Kitchen	Closet			
Days On Market: 177 Sold Price:	Sold Price Sqft:						
	Terms of Sale:				Sold Date	:	

Public Remarks: Mint Condition! 4 Bedroom plus Den/5.5 Baths, almost ALL redone in past 5 years. 60' boat dock and 31' for small boat. Amenities include 2 golf courses, tennis courts, a Beach Club, 2 swimming pools and a lap pool, and five dining areas. For the family who wants to enjoy everything Florida has to offer, in gated community with excellent security. Master bedroom, den and one guest bedroom on first floor. Two guest bedrooms on second. Floor plan available. **Presented by**  2085 La Porte Drive, Palm Beach Gardens





**Front Entrance** 



Kitchen

Living Room Area





Master Bedroom



2927 Rhone Drive Palm Beach Gardens, FL 33410

MLS#: RX-10103279 St: Active

List Price: \$3,900,000 Type: Single Family Detached List Price/SqFt: 703.46 County: Palm Beach

Area: 5230 Geo Area: PB28 C Legal Desc: Frenchmans Creek Prcl B Lot 3

Subdivision: FRENCHMANS CREEK



Development Name: FRENCHMANS CREEK								
Model		Parcel ID:	5243412909000030	Front Exp:	S			
Name:	Custom	Waterfrontage:		Garage				
Naterfront:		Multiple Ofrs		Spaces:	3			
_ot SqFt:		Acptd:		Carport				
	No	Taxes:	32,013	Spaces:	0			
HOPA:	Нора	Tax Year:	2014	Private	.,			
Zoning:	RES	Special		Pool:	Yes			
C C		Assessment:	No	REO:	No			
		Dock:		Short Sale				
		Membership		Addendum:	No			
		Equity:	Yes	Short Sale:	No			
		Mbrshp Equity Amount:	175,000					

## Virtual Tour: http://tours.capturedtosell.com/public/vtour/display/285206?idx=1

Living Room	21 X 19 Family Room	26 X 20 Master Bedroom	21 X 17 LivSqFt: 5,544	Bedrooms: 5
Kitchen	17 X 14 Patio/Balcony	32 X 26 Bedroom 2	17 X 15 SqFt - Total: 7,972	Baths - Full: 5
Dining Room	18 X 15	Bedroom 3	15 X 14 SqFt Source: Tax Rolls	Baths - Half: 1
Dining Area	17 X 14	Bedroom 4	15 X 12 Guest Hse:	Baths - Total: 5.1
-			Yr Built: 1988	Pets Allowed: Yes
HOA/POA/COA:	1,289.16	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	:	Unit Floor #: 1	-	Brand Name:
Application Fee:	0	Mbrshp Equity Amount: 175,000		Total Assessed Value:

View: Canal Design: Construction: CBS Waterfront: Fixed Bridges; Interior Canal Unit Desc: Flooring: Carpet; Marble; Wood Floor Cooling: Central Furnished: Unfurnished Heating: Central Dining Area: Eat-In Kitchen; Formal Security: Gate - Manned; Security Patrol; Security Sys-Owned Membership: Club Membership Reg; Equity Purchase Reg Guest House: 1 Bath; 1 Bedrooms; Living Room Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Sitting; Separate Shower; Utilities: Electric Available; Public Sewer; Public Water Separate Tub Boat Services: Up to 50 Ft Boat; Lift Window Treatments: Drapes Special Info: Lot Description: 1/2 to Private Pool: Heated; Inground; Spa Terms Considered: Cash; Conventional Restrict: Buyer Approval; Lease OK; No Truck/RV Parking: Drive - Circular; Drive - Decorative; Driveway; Garage -Rooms: Atrium; Family; Great; Laundry-Util/Closet Attached Roof: Barrel Taxes: City/County **Equestrian Features:** 

Equip/Appl:Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec SubdivInfo:Beach Club Available; Bike - Jog; Bike Storage; Boating; Clubhouse; Elevator; Exercise Room; Golf Course; Library; Lobby; Manager on Site; Pool; Sauna; Sidewalks; Tennis

Interior: Bar; Built-in Shelves; Closet Cabinets; Ctdrl/Vault Ceilings; Entry Lvl Lvng Area; Foyer; Pantry; Roman Tub; Split Bedroom; W/D Hookup; Walk-in Closet; Wet Bar

Exterior: Auto Sprinkler; Awnings; Built-in Grill; Covered Patio; Open Patio; Zoned Sprinkler Maintenance Fee Incl: Cable; Common Areas; Security Days On Market: 58 Sold Price: Sold Price Sqft:

Sold Price Sqft: Terms of Sale:

Sold Date:

Public Remarks: With over 65 feet of dock, situated on a wide canal just off the Intracoastal waterway, this graciously elegant estate home has been completely customized with the highest quality material in Old World Spanish Style charm. The sun-splashed brick patio is framed by the comfortable canopied lanai, summer kitchen and a graceful and private 881 square feet mahogany beamed estuary. The focal point beyond the pool & spa is the natural rock waterfall in this quiet serene setting on the water. The main house features meticulously maintained elegance and is crafted with every luxury detail. This great estate is truly a place to call home to any connoisseur of fine living.

Sitting Room in Master

Master Bathroom



Library

Bedroom 2



Bedroom 2

Bathroom







Bathroom

Bedroom 4





**Office/ Guest Suite** 



Bathroom



**Office/ Guest Suite** 



Summer Kitchen



Summer Kitchen



**Covered Patio** 





Residential Customer Report	2921 Le Bateau Drive Pa MLS#: RX- Area: 5230	10056716	ardens, FL 3341 St: Activ Geo Are	e			
	Legal Desc	: FRENCHM	ANS CREEK PA	R B LT 60			
	100 CONTRACTOR 100 CONTRA		ns Creek Par B				
	1997 ( C. 1997 )		enchmans Creek		400000000000000000000000000000000000000	<b>F F</b>	0
	Model Name:	Estate Par		52434	129090000600	•	S
	Waterfront		terfrontage:			Garage Spaces:	5
ALL PROPERTY OF A DESCRIPTION OF A DESCR	waterfront	L'INO Mu	tiple Ofrs Acpto	1:		Carport Spaces:	
States alling the set of the	Lot SqFt:	31,799 <b>Tax</b>	es:	21,64	1.36	Private Pool:	Yes
	- A CONTRACT		Year:	2014		REO:	No
	HOPA:	•	cial Assessme	nt: No		Short Sale Addendum:	No
E.A.	Zoning:	PUD Doo	ck:			Short Sale:	No
	and the second	Me	mbership Equity	r: Yes			
	X	Mb	rshp Equity A	mount: 175,0	000		
Virtual Tour: http://www.listingsmagic.co	m/flash/tournb.php?prop 25 X 18 Master	Mid Higi erty_ID=782		vell L. Watkins	Middle School gh School		
Kitchen20 X 16Family RodDining Area16 X 14Utility Room15 X 11		om 2 om 3	14 X 16 14 X 16	SqFt - Total: 8, SqFt Source: T Guest Hse: Yr Built: 1990 Pool Size: 15	727 ïax Rolls )	Baths - Full: 5 Baths - Half: 1 Baths - Total: 5.1 Pets Allowed: Yes	
HOA/POA/COA: 1,289.16 Governing Bodies: HOA Homeowners Assoc: Mandatory Lease Times p/Year:	Bldg #: Total Floors/Stories: Total Units in Bldg: Unit Floor #:	1	Land Leas Recreation Min Days	n Lease:	Mobile Home S Decal #: Serial #: Brand Name:		77
Application Fee:         0           Directions:         195 to Donald Ross East past A <sup>2</sup>	Mbrshp Equity Amount:				Total Assesse	d Value: 1,031,77	1
Design: Construction: CBS Unit Desc: Flooring: Carpet; Marble; Tile; Wood Flo Furnished: Unfurnished Dining Area: Breakfast Area; Dining-Livir Master Bedroom/Bath: 2 Master Baths; B Separate Shower; Whirlpool Spa Window Treatments: Awning; Blinds; Dra Solar Tinted; Verticals Lot Description: 1/2 to Private Pool: Guni Spa; Pool Size (W x L): 15X36 Restrict: Buyer Approval; Lease OK; 3 P Rooms: Cabana Bath; Den; Family; Grea Maid/In-Law Equip/Appl:Auto Garage Open; Central Vac Detector; Washer; Water Heater - Elec; Wate SubdivInfo:Basketball; Bike - Jog; Bike Stor PvIn; Putting Green; Sauna; Tennis Interior:Bar; Built-in Shelves; Closet Cabinet Volume Ceiling; W/D Hookup; Walk-in Closet Maintenance Fee Incl: Cable; Common A Days On Market: 284 Sold Price:	ng bidet; Dual Sinks; apes; Picture; Sliding; ate; Heated; Inground; Pets at; Laundry-Util/Closet; aum; Dishwasher; Disposal; er Softener-Owned age; Business Center; Clubh as; Custom Mirror; Fire Sprin t; Wet Bar	Heating: C Security: C Membersh Utilities: C Boat Servia Attended; Special Inf Terms Con Parking: D Roof: Barr Taxes: City Equestrian Dryer; Fire A house; Comm	: None eiling Fan; Cer entral; Zoned Gate - Manned; ip: Equity Purch able; Electric A ces: Over 101 F Full Service; O o: sidered: Cash; rive - Circular; el //County Features: larm; Ice Maker; unity Room; Elev rench Door; Laur	Security Patro nase Req vailable; Public Ft Boat; Electric vernight Conventional Drive - Decorat Microwave; Puri vator; Exercise R	c Sewer; Public c Available; Wa tive; Garage - / fier; Range - Ele coom; Golf Cours	c Water ater Available; Fuel; Ma Attached; Golf Cart ctric; Refrigerator; Smoke se; Lobby; Pool; Private Bo	each
	Terms of Sale:				Sold Date:		
; Public Remarks:Completely renovated courty There are hurricane Shutters through out hor wonderful outdoor tropical paradise. The mai the floors and hand crafted built-ins are espe The garage can hold 5 Cars and there is a la	ne. The guest house is a do n house has two separate be cially beautiful in the library a	uble suite wit edroom suite	h a wet bar. The s and a master w	large rock water ith two separate	fall frames the po baths and huge	ool and spa and creates a library. Marble and wood	adorn

Presented by Achal Goswami

The garage can hold 5 Cars and there is a large circular driveway.



Living room



Dining room

Family room



12



Kitchen



Master bedroom

Master bath



Library

Bedroom



Yard

Back Exterior





Residential Customer	Report	2763 Calais Drive Palı	n Beach	Gardens, FL 33410	List	t Price: \$2,595,000	
	·	MLS#: RX	-1008141	5 <b>St:</b> Active	Type: Single F List Price/SqF	amily Detached t: 370.55	
		Area: 5230	)	Geo Area: PB28	County: Palm	Beach	
		Legal Des	c: FREN	CHMANS CREEK PAR C-1-A L	T 9		
- Sa				hmans Creek a: Frenchman's Creek			
		Model	Estate	Parcel ID:	52434129160000090	Front Exp:	Е
		Name:	Home	Waterfrontage:	127	Garage Spaces:	3
AND 1 1 11 11	abra i	Waterfrom	t: Yes	Multiple Ofrs Acptd:		Carport Spaces:	Ū
		Lot SqFt:	24,829	Taxes:	35,103	Private Pool:	Yes
			No	Tax Year:	2014	REO:	No
and the star	HE LOW THE SALE	HOPA:	Нора	Special Assessment:	No	Short Sale Addendum:	
Sector de Car	. Margar	Zoning:	PUD	Dock:	60	Short Sale:	No
and the second second	See 18			Membership Equity:	Yes	Short Sale:	INO
				Mbrshp Equity Amount:	175,000		
Virtual Tour: http://to	urs.andyfrar	me.com/263961?idx=1					
Living Room	20 X 20	Master Bedroom 24	X 16	LivSqFt: 7,003	Bedrooms: 6		
Kitchen	18 X 17			SqFt - Total: 8,718	Baths - Full: 8	3	
				SqFt Source: Tax Rolls	Baths - Half		
				Guest Hse:	Baths - Total:		
				Yr Built: 1993	Pets Allowe	d: Restricted	
HOA/POA/COA:	1,467.2	Bldg #:		Land Lease	: Mob	ile Home Size:	
Governing Bodies:	HOA	Total Floors/Stories:	2	Recreation	Lease: Deca	al #:	
Homeowners Assoc:	-	Total Units in Bldg:		Min Days to			
Lease Times p/Year:		Unit Floor #:	1			nd Name:	
Application Fee:	100	Mbrshp Equity Amou	int: 175,0	000	Tota	I Assessed Value:	

**Directions:** Donald Ross Road East of Alt. A1A, but West of Intracoastal Waterway on the South side of the street, directly across the street from the Bear's Club and Trump National Golf Club.

Design: Mediterranean; Traditional	View: Canal; Intracoastal; Pool
Construction: CBS	Waterfront: Interior Canal; Navigable; Ocean Access
Unit Desc:	Cooling: Central
Flooring: Carpet; Marble	Heating: Central
Furnished: Unfurnished	Security: Burglar Alarm; Gate - Manned; Security Patrol;
Dining Area: Breakfast Area; Formal	Security Sys-Owned
Master Bedroom/Bath: 2 Master Baths; Dual Sinks; Mstr Bdrm - Ground; Separate	Membership: Club Membership Req; Equity Purchase Req;
Shower; Separate Tub	Golf Purchase
Lot Description: 1/2 to Private Pool: Autoclean; Inground; Spa	Utilities: 3-Phase Electric; Public Sewer; Public Water
Restrict: Buyer Approval; No Truck/RV; Pet Restrictions; Other	Boat Services: Private Dock; Up to 50 Ft Boat
Rooms: Cabana Bath; Den; Family; Laundry-Inside; Media; Sauna	Special Info:
	Terms Considered: Cash; Conventional
	Parking: 2 Spaces; Driveway; Garage - Attached
	Roof: Concrete Tile
	Taxes: City/County
	Equestrian Features:
Equip/Appl:Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; F	Refrigerator; Smoke Detector; Washer
SubdivInfo:Basketball; Bike - Jog; Clubhouse; Exercise Room; Game Room; Golf Course; L	obby; Pool; Private Beach Pvln; Putting Green; Tennis
Interior:Bar; Built-in Shelves; Cook Island; Fireplace(s); Foyer; Roman Tub; Upstairs Living /	Area; Volume Ceiling; W/D Hookup; Walk-in Closet
Exterior: Auto Sprinkler; Built-in Grill; Covered Balcony; Deck; Fence; Open Porch; Screen P	
Maintenance Fee Incl: Common Areas; Security	
Days On Market: 171	

Sold Price:

Sold Price Sqft: Terms of Sale:

Sold Date:

Public Remarks:Located on arguably the best street in Frenchman's Creek, this unique estate home sits on more than one-half acre of land with 127 lineal feet of frontage on deep water with a 60 foot wide dock and easy access to the Intracoastal Waterway and Atlantic Ocean. 7,003 SF of air conditioned space with six bedrooms, eight full baths, two half baths, library, media room, exercise room with sauna, 34kw generator, and three car garage, this signature property presents the finest in luxury living in the northern Palm Beaches. Situated in northern Palm Beach County, Florida on 720 acres with 606 residents, Frenchman's Creek is one of the finest luxury communities in the area that boasts 36 holes of championship golf, a 90,000 SF clubhouse, 16 Har-Tru tennis courts including lighted

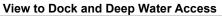
## Presented by

Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667



Front Elevation







Pool with Intracoastal Views





Breakfast & Views of Pool & Deep Water





Family Room and Bar



Formal Dining Room



Library

**Theatre Room** 



**Rear Elevation** 







Master Bedroom





**Guest Suite** 

**Guest Bedroom** 



70 ' Dock



**Front Elevation** 



Residential Customer Report 1	3101 Monet Lane Palm Be MLS#: RX-1008		, FL 33410 St: Active		<b>.ist Price:</b> \$7,000,000 Family Detached	
				List Price/S	-	
	Area: 5230		Geo Area: PB28	B County: Pal	m Beach	
	and the second sec		CREEK PAR E-2 L	Г 22 & 23		
a second to be set as a second second	Subdivision: Fr					
	Development N					
A water a state	Model	Parcel II	):	524341301000022	20 Front Exp:	SE
	Name:	Waterfro	ontage:	300	Garage Spaces:	3.5
ATTACK OF A THE STREET	Waterfront: Y	<sup>'es</sup> Multiple	Ofrs Acptd:		Carport Spaces:	
		.03 Taxes:		54,849	Private Pool:	Yes
CONTRACTOR OF THE OWNER OWNER OF THE OWNER	Dimensions: a	cres Tax Yea	r:	2014	REO:	No
A DESCRIPTION OF THE OWNER OWNER OF THE OWNER OWNER OF THE OWNER O	Lot SqFt:	Special	Assessment:	No	Short Sale Addendum:	No
	the second se	lo Dock:				
A municipal of the	HOPA: H	lopa	a la im E avuita a	Vaa	Short Sale:	No
A CONTRACTOR OF A CONTRACTOR OFTA CONTRACTOR O	Zoning: P	00	ship Equity:	Yes		
		-	Equity Amount			
				D. Eisenhower Eleme Vatkins Middle Scho	-	
				wyer High School	001	
Virtual Tour: http://vimeo.com/user29499649	)/roviow/11187/102/713	-		wyer riigh School		
			04. 1/ 47. 1 1: 0.	<b>E</b> t. 44.004		
Living Room 32 X 27 Den Kitchen 20 X 15 Family Room	36 X 14 Master Be 24 X 24 Bedroom		24 X 17 LivSq 16 X 13 SqFt -		Bedrooms: 7 Baths - Full: 8	
Dining Room 22 X 16	24 × 24 Bedroom		17 X 13 SqFt S		Baths - Half: 1	
	Bedroom		16 X 14 Guest		Baths - Total: 8.1	
	Bedroom	-	21 X 15 Yr Bu		Pets Allowed: Yes	
HOA/POA/COA: 1.289.16	Bldg #:		Land Leas	ю. М	obile Home Size:	
Governing Bodies: HOA	Total Floors/Stories: 2	>	Recreation		ecal #:	
Homeowners Assoc: Mandatory	Total Units in Bldg:	-	Min Days		erial #:	
Lease Times p/Year:	Unit Floor #: 1	I			and Name:	
Application Fee: 0	Mbrshp Equity Amount: 1	175,000		Т	otal Assessed Value:	
Directions: East on Donald Ross from A1A to Fr	enchmans Creek gate on rig	ght.				
Design: European			View: Golf;	Lake		
Construction: CBS			Waterfront			
Unit Desc:			Cooling: C	entral; Zoned		

Construction: CBS	Waterfront: Lake
Unit Desc:	Cooling: Central; Zoned
Flooring: Other	Heating: Central; Zoned
Furnished: Unfurnished	Security: Gate - Manned; Motion Detector; Security Patrol;
Dining Area: Breakfast Area; Formal	Security Sys-Owned
Guest House: 1 Bath; 1 Bedrooms	Membership: Club Membership Req; Equity Purchase Req
Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Ground; Mstr Bdrm - Sitting;	Utilities: Cable; Gas Bottle; Public Sewer; Public Water
Separate Shower; Separate Tub	Special Info:
Lot Description: 1 to Private Pool: Equipment Included; Gunite; Heated; Inground	Terms Considered: Cash; Conventional
Restrict: Buyer Approval; Tenant Approval	Parking: Drive - Circular; Garage - Attached
Rooms: Cabana Bath; Den; Laundry-Util/Closet	Roof: Barrel
	Taxes: City/County
	Equestrian Features:

Equip/Appl:Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Ice Maker; Intercom; Microwave; Range - Electric; Refrigerator; Water Heater - Elec SubdivInfo:Bike - Jog; Boating; Business Center; Clubhouse; Community Room; Exercise Room; Golf Course; Pool; Private Beach PvIn; Spa-Hot Tub; Tennis Interior:Bar; Built-in Shelves; Fireplace(s); Foyer; French Door; Laundry Tub; Pantry; Sky Light(s); Split Bedroom; Volume Ceiling; Walk-in Closet; Wet Bar Exterior:Auto Sprinkler; Built-in Grill; Cabana; Covered Patio; Deck; Open Patio; Zoned Sprinkler Maintenance Fee Incl: Cable; Common Areas; Management Fees; Security

Days On Market: 162 Sold Price:

Sold Price Sqft: Terms of Sale:

Sold Date:

Public Remarks: With just over 300' of lake frontage and located on a private cul-de-sac, this grand European influenced estate sits on two lots comprising over one acre with panoramic views of the lake and fairways beyond. From its circular drive to the porte-cochere entrance, one enters through old French Castle doors to an inviting foyer and expansive living room with gas fire place, tongue and groove wood ceilings and a large covered loggia beyond. The well designed chef's kitchen has state of the art appliances and is close to the spacious dining room with glass ceilings and the ample breakfast room with lake views. With large walk-in closets the master bedroom suite encompasses 4 separate rooms and about 1,800 sg. ft. With hand painted ceilings,

Presented by Achal Goswami Frenchman's Creek Realty, Inc. 561-309-3667 561-309-3667 achgoswami@aol.com



Living Room



Living Room

Living Room



Family Room

Family Room





Master Bathroom



**Guest Bedroom** 

**Guest Bathroom** 



**Guest Bedroom** 

**Guest Bedroom** 



**Butlers Pantry** 





Dining Room

Master Bedroom



Master Bedroom Sitting Area

Master Bathroom





Guest Bedroom

**Guest Bedroom** 



**Guest Bedroom** 

Den



Office

Landing/Office







Patio

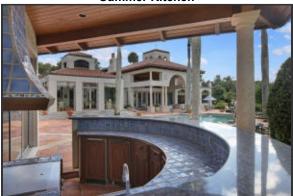
Patio



Patio

Summer Kitchen





Residential Customer Report	2880 Le Bateau Drive	Palm Beach ( MLS#: RX-10	ach Gardens, FL 33410 RX-10127553 St: Active			List Price: \$4,950,000 Type: Single Family Detached			
		Area: 5320		Geo Area: PB29		List Price/SqFt: 741.91 County: Palm Beach			
	~ 37	Legal Desc: FRENCHMANS						Douon	
		Subdivision: FRENCHMANS CREEK							
		Development Name: F							_
		Model Name:		Parcel ID:		5243412909000057		•	Е
			Maa	Waterfro	ntage:	136		Garage Spaces:	32
	The Miles	Waterfront:	res	Multiple	Ofrs Acptd:			Carport Spaces:	
		Lot Dimensions:	136x211	Taxes:		26,879.1		Private Pool:	Yes
		Lot SqFt:	28,765	Tax Year	:	2014		REO:	No
Contraction of the second seco			20,703 No	Special A	Assessment:	No		Short Sale	
and a state of the	State of the second	HOPA:	Нора	Dock:		yes and lif	t	Addendum:	No
2000 Le Datreau Dr 2-c.jpg Mill chemi Ir antra Indi. Facilitati delana 1211 Pres III		Zoning:	PUD	Members	ship Equity:	Yes		Short Sale:	No
		- Lonnig.	100	Mbrshp		50,000			
				Amount	:				
Virtual Tour:									
Living Room 24 X 22 Den	14.6 X 15 Mas				LivSqFt: 6,			edrooms: 7	
Kitchen15 X 12Family RooDining Room15 X 18		droom 2 droom 3	14 14		SqFt - Total: SqFt Source			aths - Full: 8 Baths - Half: 1	
		droom 4	1- 14		Guest Hse	•		aths - Total: 8.1	
	Bec	droom 5	1	5 X 16	Yr Built: 20	)15	P	ets Allowed: Yes	
					Pool Size:	15x34	15x34		
HOA/POA/COA: 175,000	Bldg #:			Land	Lease:		Mobile H	ome Size:	
Governing Bodies: HOA				eation Lease					
Homeowners Assoc: Mandatory	Min Days to Lea			Days to Leas					
Lease Times p/Year: Application Fee: 100	0 10001: 50,000	0 punt: 50 000			Brand Name: Total Assessed Value:				
Directions: Donald Ross Rd East to Tournar			et Entrar	nce hetwee	n Alt A1A and	1 Prosperity			
						ar rospenty	T anns r c		<u></u> ;
Design: Construction: Concrete Unit Desc: Flooring: Carpet; Marble; Wood Floor Furnished: Unfurnished Dining Area: Breakfast Area; Dining/Kitch Master Bedroom/Bath: 2 Master Baths; B Window Treatments: Casement; Impact C Lot Description: 1/4 to 1/2 Acre; 1/2 to Pr Size (W x L): 15x34 Restrict: Comercial Vehicles Prohibited Rooms: Attic; Den; Laundry-Inside; Loft; Equip/Appl:Auto Garage Open; Central Vacu	det; Dual Sinks; Mstr Blass ivate Pool: Equipment Storage	t Included; Ing	ground; S	Spa; Pool	Access; S Cooling: E Heating: C Security: E Membershi Req Utilities: 3- Special Infi Terms Com Parking: 2 Cart Roof: Com Taxes: New Equestrian	: Fixed Brid eawall lectric entral Burglar Alar ip: Club Mo Phase Ele o: sidered: C Spaces; D crete Tile w Construc Features:	rm; Gate embershi ectric ash oriveway; ction	erior Canal; Ocean - Manned; TV Cam p Req; Equity Purcl Garage - Attached;	hase
SubdivInfo:Beach Club Available; Business Beach PvIn; Putting Green; Sauna; Spa-Hot T Interior:Closet Cabinets; Cook Island; Decor Upstairs Living Area; Walk-in Closet Exterior:Covered Balcony; Custom Lighting;	Center; Clubhouse; Cour ub; Street Lights; Tenni ative Fireplace; Entry Lvl	rtesy Bus; Exer s; Whirlpool	rcise Roor	m; Game F	Room; Golf Co	ourse; Librar	ry; Manage	er on Site; Pool; Priva	
Maintenance Fee Incl: Common Areas; G Days On Market: 15									
Sold Price:	Sold Price Sqft:								
	Terms of Sale:					Sold Da	ite:		

Public Remarks:Brand new French Chateau located on a beautiful quiet street of custom homes. Deep water with new dock & lift. This home is fully equipped with smart home technology, touch pad controls, All impact windows and doors, ready for your customization. This house has every imaginable equipment. Fine custom cabinetry through, solid wood floors, marble bathrooms, unique ceiling details, designed and built by prominent Frenchmans Creek Builder, Large lot with great water views convenient to gate and club. Must see this house with sell soon.

**Presented by** Achal Goswami Frenchman's Creek Realty, Inc. 2880 Le Bateau 1st proof

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IMG\_0074





13495 Tournament Drive - Palm Beach Gardens - Florida 33410 - P: (561) 622-8300