

FRENCHMAN'S CREEK

BEACH & COUNTRY CLUB

REAL ESTATE LISTINGS MAY 2015

Contact:

Pamela Rudd, Business Development

P: 561.784.6505

Cell: 561.568.5975

Email: prudd@frenchmancreek.com

Martina Haut, Marketing / Communication

P: 561.868.6383

Cell: 561.308.4131

Email: mhaut@frenchmancreek.com

MLS#: RX-10086948

St: Active

Type: Townhouse

List Price/SqFt: 294.08

Area: 5230

Geo Area: PB28

County: Palm Beach

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



Subdivision: FRENCHMANS CREEK PAR C-2

Development Name: Frenchmans Creek

Model	Townhome	Parcel ID:	52434129180000040	Front Exp:	SE
Name:	B	Waterfrontage:		Garage Spaces:	2
Waterfront:	Yes	Multiple Ofrs Acptd:		Carpport Spaces:	
Lot SqFt:	7,405	Taxes:	15,031.45	Private Pool:	Yes
HOPA:	No Hopa	Tax Year:	2014	REO:	No
Zoning:	PUD	Special Assessment:	No	Short Sale	
		Dock:		Addendum:	No
		Membership Equity:	Yes	Short Sale:	No
		Mbrshp Equity	175,000		
		Amount:			

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=90761

Living Room	24 X 21	Family Room	16 X 13	Master Bedroom	20 X 15	LivSqFt:	2,636	Bedrooms:	3
Kitchen	13 X 13			Bedroom 2	21 X 12	SqFt - Total:	3,078	Baths - Full:	3
Dining Room	13 X 12			Bedroom 3	18 X 12	SqFt Source:	Tax Rolls	Baths - Half:	0
						Guest Hse:		Baths - Total:	3
						Yr Built:	1990	Pets Allowed:	Yes
						Pool Size:	11x23		

HOA/POA/COA:	1,559.58	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:	

Directions: I95 to Donald Ross East past A1A, right on Prosperity Farms Rd, La Porte Dr first left.

Design: Mediterranean	View: Marina
Construction: CBS	Waterfront: Marina; No Fixed Bridges
Unit Desc:	Cooling: Ceiling Fan; Central Building; Zoned
Flooring: Carpet; Ceramic Tile	Heating: Central
Furnished: Unfurnished	Security: Burglar Alarm; Gate - Unmanned; Security Patrol; Security Sys-Owned
Dining Area: Eat-In Kitchen; Formal	Membership: Club Membership Req; Equity Purchase Req
Master Bedroom/Bath: Dual Sinks; Separate Shower; Separate Tub	Utilities: Electric Available; Public Sewer
Lot Description: Private Pool: Gunitite; Heated; Inground; Spa; Pool Size (W x L): 11x23	Boat Services: Private Dock; Up to 40 Ft Boat
Restrict: Buyer Approval	Special Info:
Rooms: Laundry-Util/Closet	Terms Considered: Cash; Conventional
	Parking: 2 Spaces; Driveway; Garage - Attached
	Roof: Concrete Tile; Wood Truss/Raft
	Taxes: City/County
	Equestrian Features:

Equip/App:Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Ice Maker; Intercom; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer

SubdivInfo:Bike - Jog; Boating; Clubhouse; Community Room; Elevator; Exercise Room; Golf Course; Lobby; Manager on Site; Picnic Area; Pool; Private Beach PvlN; Putting Green; Sidewalks; Tennis

Interior:Split Bedroom; Volume Ceiling; Walk-in Closet

Exterior:Auto Sprinkler; Open Patio; Shutters

Maintenance Fee Incl: Cable; Common Areas; Golf; Lawn Care; Maintenance-Exterior

Days On Market: 169

Sold Price:

Sold Price Sqft:

Terms of Sale:

Sold Date:

Public Remarks:Renovated boaters home just off intracoastal waterway with no fixed bridges. New designer marble and wood flooring throughout living area. Completely renovated one story living with open kitchen and open floor plan. Sunset views off the sophisticated marbled patio with heated pool,spa,and full summer kitchen. Three full bedrooms, three full baths, and 2 car garage. 24 hr. security by ground and by water. 24 hr paramedics. 39ft. Dock. Private cul- de-sac street. 74,000 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.

Presented by

Pool Deck



Front Exterior



Foyer



Living Area



Living Room



View



Dining Area



Kitchen & Dining Area



Kitchen



Front Sitting Area



Guest Bedroom



Master Bedroom Edit



Master Bedroom



Master Vanity



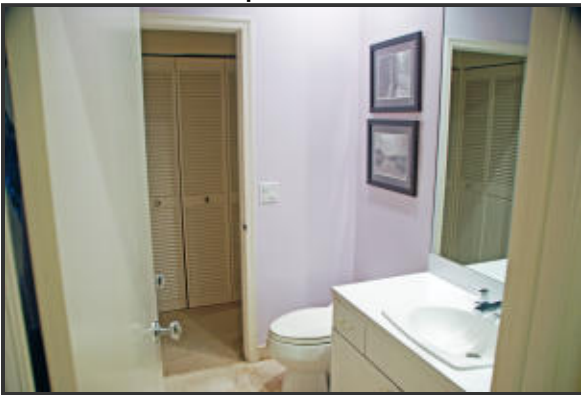
Master Bath Tub



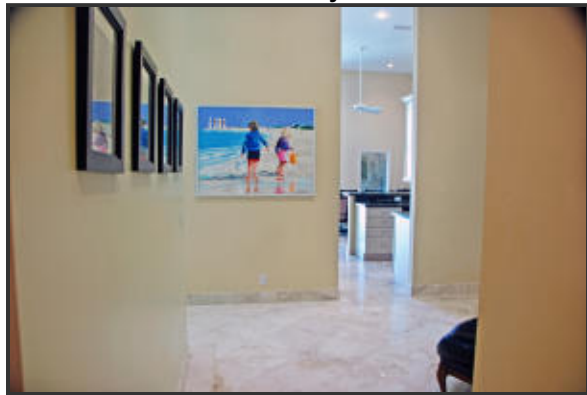
Spare Bedroom



Spare Bath



Hallway



Residential Customer Report

13880 Parc Drive Palm Beach Gardens, FL 33410
MLS#: RX-10008406 St: Active

List Price: \$479,000
Type: Townhouse
List Price/SqFt: 179.13
County: Palm Beach



Area: 5230 Geo Area: PB28
Legal Desc: FRENCHMANS CREEK PAR G-1 LT 24

Subdivision: Frenchmans Creek
Development Name: Frenchmans Creek

Model	Townhome	Parcel ID:	52434130090000240	Front Exp:	SW
Name:	A-100	Waterfrontage:		Garage Spaces:	2
Waterfront:	No	Multiple Ofrs Acptd:		Carpport Spaces:	
Lot SqFt:	7,405	Taxes:	8,907	Private Pool:	Yes
HOPA:	No Hopa	Tax Year:	2014	REO:	No
Zoning:	res	Special Assessment:	No	Short Sale Addendum:	No
		Dock:		Short Sale:	No
		Membership Equity:	Yes		
		Mbrshp Equity Amount:	175,000		

Virtual Tour:

Living Room	28 X 24	Den	16 X 16	Master Bedroom	22 X 13	LivSqFt:	2,674	Bedrooms:	2
Kitchen	19 X 10			Bedroom 2	16 X 11	SqFt - Total:	2,238	Baths - Full:	3
						SqFt Source:	Tax Rolls	Baths - Half:	1
						Guest Hse:		Baths - Total:	3.1
						Yr Built:	1989	Pets Allowed:	Yes

HOA/POA/COA:	1,386	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:	374,041

Directions: Donald Ross Rd. between Prosperity Farms Rd and Alt. A-1-A

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
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: _____ **Sold Price Sqft:** _____ **Sold Date:** _____
Terms of Sale: _____

Public Remarks:

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

photo



Front





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

Subdivision: FRENCHMANS CREEK PAR F-2

Development Name:

Model: PATIO Parcel ID: 52434130160000110 Front Exp: S
Name: B Waterfrontage: Garage Spaces: 2.5
Waterfront: No Multiple Ofrs Acptd: Carport Spaces:
54.0 ft Taxes: 8,933.9 Private Pool: Yes
Lot x 0.0 Tax Year: 2014 REO: No
Dimensions: ft Special Assessment: No Short Sale Addendum: No
Lot SqFt: 8,653 Dock: No Short Sale: No
HOPA: Hopa Membership Equity: Yes
Zoning: PUD Mbrshp Equity Amount: 175,000

Virtual Tour: http://tours54.vht.com/LRF/T433217688/nobranding

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

HOA/POA/COA: 1,621.66 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:

Directions: DONALD ROSS RD TO TOURNAMENT DR THROUGH SECURITY

Design: Construction: CBS View: Golf
Unit Desc: Waterfront: None
Flooring: Carpet; Ceramic Tile Cooling: Central
Furnished: Unfurnished Heating: Central
Dining Area: Eat-In Kitchen; Formal Security: Gate - Manned; Security Patrol
Master Bedroom/Bath: Mstr Bdrm - Ground; Separate Shower; Separate Tub Membership: Club Membership Req; Equity Purchase Req
Lot Description: Private Pool: Heated; Inground Utilities: 3-Phase Electric; Public Sewer; Public Water
Restrict: Buyer Approval; No Truck/RV; Pet Restrictions Special Info: Sold As-Is
Rooms: Family Terms Considered: Cash; Conventional
Parking: 2 Spaces; Garage - Attached
Taxes: City/County
Equestrian Features:

Equip/App: Auto Garage Open; Dishwasher; Dryer; Microwave; Refrigerator; Washer
SubdivInfo: Beach Club Available; Clubhouse; Community Room; Exercise Room; Golf Course; Pool
Interior: Entry Lvl Lvng Area
Maintenance Fee Incl: Cable; Common Areas; Lawn Care; Maintenance-Exterior; Security
Days On Market: 26
Sold Price: Sold Price Sqft: Sold Date:
Terms of Sale:

Public Remarks: NICELY PRICED PATIO WITH BEAUTIFUL VIEWS OF THE GOLF COURSE, THE HOUSE IS VERY BRIGHT NEEDS WORK, WON'T LAST!

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

FRONT



13346Deauville_print_1.jpg



Residential Customer Report

3286 Degas Drive E Palm Beach Gardens, FL 33410

List Price: \$750,000

MLS#: RX-10076863

St: Active

Type: Single Family Detached

List Price/SqFt: 263.15

County: Palm Beach



Area: 5230 **Geo Area: PB28**

Legal Desc: Parcel A-2 Lot 29

Subdivision: Frenchmans Creek

Development Name: Frenchmans Creek

Model	Parcel ID:	52434130200000290	Front Exp:	N
Name:	Patio C	Waterfrontage:	Garage Spaces:	2.5
Waterfront:	Yes	Multiple Ofrs Acptd:	Carport Spaces:	
Lot	.20	Taxes:	Private Pool:	No
Dimensions:	ACRES	Tax Year:	REO:	No
Lot SqFt:		Special Assessment:	Short Sale Addendum:	No
HOPA:	No	Dock:	Short Sale:	No
	Hopa	Membership Equity:		
Zoning:	PUD	Mbrshp Equity Amount:		
				150,000

Virtual Tour: <http://www.seethehome.us/homes/3286-Degas-Dr-E/RX-10076863.php>

Living Room	32 X 16	Family Room	20 X 12	Master Bedroom	20 X 14	LivSqFt:	2,850	Bedrooms:	3
Kitchen	21 X 12			Bedroom 2	14 X 12	SqFt - Total:	3,623	Baths - Full:	4
Dining Room	15 X 14			Bedroom 3	14 X 11	SqFt Source:	Tax Rolls	Baths - Half:	1
						Guest Hse:		Baths - Total:	4.1
						Yr Built:	1990	Pets Allowed:	Restricted

HOA/POA/COA:	1,625.41	Bldg #:		Land Lease:		Mobile Home Size:	
Governing Bodies:	HOA	Total Floors/Stories:	2	Recreation Lease:		Decal #:	
Homeowners Assoc:	Mandatory	Total Units in Bldg:		Min Days to Lease:		Serial #:	
Lease Times p/Year:		Unit Floor #:				Brand Name:	
Application Fee:	0	Mbrshp Equity Amount:	150,000			Total Assessed Value:	

Directions: Donald Ross between Prosperity Farms Rd. and Alt A1A to gate.

Design:		View:	Lake
Construction:	CBS	Waterfront:	Lake
Unit Desc:		Cooling:	Ceiling Fan; Central; Electric
Flooring:	Carpet; Ceramic Tile; Marble	Heating:	Central; Electric
Furnished:	Unfurnished	Security:	Burglar Alarm; Gate - Manned; Security Patrol
Dining Area:	Breakfast Area; Eat-In Kitchen; Formal	Membership:	Equity Purchase Req
Master Bedroom/Bath:	2 Master Baths; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub	Utilities:	3-Phase Electric; Cable; Public Sewer; Public Water
Window Treatments:	Drapes; Electric Shutters	Special Info:	
Private Pool:	Inground	Terms Considered:	Cash; Conventional
Restrict:	Other	Parking:	Garage - Attached
Rooms:	Cabana Bath; Family	Roof:	Concrete Tile
		Taxes:	City/County; Homestead
		Equestrian Features:	

Equip/App: Auto Garage Open; Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer

SubdivInfo: Clubhouse; Exercise Room; Golf Course; Private Beach PvlN; Putting Green; Tennis

Interior: Built-in Shelves; Ctrd/Vault Ceilings; Fireplace(s); Foyer; Volume Ceiling; Walk-in Closet

Exterior: Covered Patio

Maintenance Fee Incl: Common Areas; Common R.E. Tax; Security

Days On Market: 200

Sold Price:

Sold Price Sqft:

Terms of Sale: Cash

Sold Date:

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.frenchmancreekrealty.com>

Pool



Patio



Exterior Front



Living Room



Living Room



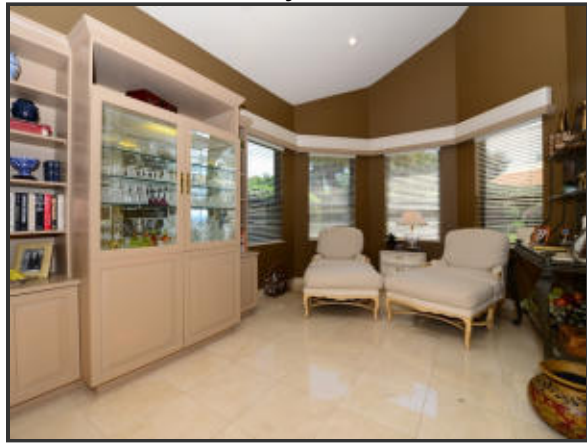
Living Room



Living Room



Family Room



Dining Room



Dining Room



Breakfast Nook



Kitchen



Kitchen



Master Bedroom



Master Bathroom



Guest Bedroom



Guest Bathroom



Guest Bedroom





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

Model	Patio	Parcel ID:	52434130120000050	Front Exp:	N
Name:	C	Waterfrontage:	0	Garage Spaces:	2.5
Waterfront:	No	Multiple Ofrs Acptd:		Carpport Spaces:	
	54.0	Taxes:	7,690.87	Private Pool:	Yes
Lot	ft x	Tax Year:	2014	REO:	No
Dimensions:	0.0 ft	Special Assessment:	No	Short Sale Addendum:	No
Lot SqFt:		Dock:		Short Sale:	No
	No	Membership Equity:	Yes		
HOPA:	Hopa	Mbrshp Equity Amount:	175,000		
Zoning:	PUD				

Virtual Tour: <http://tours52.vht.com/LRF/T433184417/nobranding>

Living Room	32 X 16	Family Room	20 X 12	Master Bedroom	20 X 14	LivSqFt: 3,172	Bedrooms: 4
Kitchen	21 X 12			Bedroom 2	14 X 11	SqFt - Total: 3,931	Baths - Full: 4
Dining Room	15 X 14			Bedroom 3	14 X 12	SqFt Source: Tax Rolls	Baths - Half: 1
				Bedroom 4	12 X 12	Guest Hse:	Baths - Total: 4.1
						Yr Built: 1990	Pets Allowed: Restricted

HOA/POA/COA:	1,625.41	Bldg #:		Land Lease:	0	Mobile Home Size:	
Governing Bodies:	HOA	Total Floors/Stories:	2	Recreation Lease:	0	Decal #:	
Homeowners Assoc:	Mandatory	Total Units in Bldg:		Min Days to Lease:	0	Serial #:	
Lease Times p/Year:	0	Unit Floor #:				Brand Name:	
Application Fee:	0	Mbrshp Equity Amount:	175,000			Total Assessed Value:	

Directions: DONALD ROSS ROAD WEST OF PROSPERITY FARMS TO FRENCHMANS CREEK

Design: Construction: CBS	View: Lake
Unit Desc:	Waterfront: None
Flooring: Carpet; Ceramic Tile	Cooling: Central
Furnished: Unfurnished	Heating: Central
Dining Area:	Security: Gate - Manned
Master Bedroom/Bath: Bidet; Dual Sinks	Membership: Club Membership Req; Equity Purchase Req
Private Pool: Inground; Salt Water	Utilities: Electric Available
Restrict: Pet Restrictions	Special Info:
Rooms: Family	Terms Considered: Cash; Conventional
	Lease Info: Land Lease: 0; Recreation Lease: 0; Min Days to Lease: 0; Lease Times p/Year: 0
	Taxes: City/County
	Equestrian Features:

Equip/App: Dishwasher; Dryer; Range - Electric; Refrigerator; Washer

SubdivInfo: Clubhouse

Interior: Ctrd/Vault Ceilings; Sky Light(s); Walk-in Closet

Maintenance Fee Incl:

Days On Market: 145

Sold Price:

Sold Price Sqft:

Terms of Sale:

Sold Date:

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.frenchmancreekrealty.com>

3867ToulouseDr_Flex MLS 800 x 600_57



3867ToulouseDr_Flex MLS 800 x 600_1



3867ToulouseDr_Flex MLS 800 x 600_2



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_29



3867ToulouseDr_Flex MLS 800 x 600_53



3867ToulouseDr_Flex MLS 800 x 600_59





Area: 5230 Geo Area: PB28
Legal Desc: FRENCHMANS CREEK PAR G-1 REPL LT 28A

Subdivision: FRENCHMANS CREEK PAR G-1

Development Name: Frenchmans Creek

Model	Parcel ID:	52434130180000280	Front Exp:	NW
Name:	Waterfrontage:		Garage Spaces:	2
Waterfront: No	Multiple Ofrs Acptd:		Carpport Spaces:	
Lot SqFt: 7,755	Taxes:	10,013.5	Private Pool:	Yes
No	Tax Year:	2014	REO:	No
HOPA: Hopa	Special Assessment:	No	Short Sale Addendum:	No
Zoning: Pcd	Dock:		Short Sale:	No
	Membership Equity:	Yes		
	Mbrshp Equity Amount:	175,000		

Virtual Tour:

Living Room	28 X 11	Master Bedroom	13 X 19	LivSqFt: 3,178	Bedrooms: 3
Kitchen	11 X 10	Bedroom 2	16 X 11	SqFt - Total: 3,600	Baths - Full: 4
Dining Room	17 X 9	Bedroom 3	12 X 19	SqFt Source: Owner	Baths - Half: 1
Dining Area	8 X 12			Guest Hse:	Baths - Total: 4.1
				Yr Built: 1989	Pets Allowed: Yes

HOA/POA/COA: 1,532.41	Bldg #:	Land Lease:	Mobile Home Size:
Governing Bodies: HOA	Total Floors/Stories: 2	Recreation Lease:	Decal #:
Homeowners Assoc: Mandatory	Total Units in Bldg:	Min Days to Lease:	Serial #:
Lease Times p/Year:	Unit Floor #:		Brand Name:
Application Fee: 0	Mbrshp Equity Amount: 175,000		Total Assessed Value:

Directions: I95 TO DONALD ROSS EAST PAST A1A FIRST RIGHT IS FRENCHMANS CREEK

Design:
Construction: CBS
Unit Desc:
Flooring: Carpet; Ceramic Tile; Wood Floor
Furnished: Unfurnished
Dining Area: Dining-Living
Master Bedroom/Bath: Mstr Bdrm - Ground; Separate Shower; Spa Tub & Shower
Lot Description: **Private Pool:** Inground
Restrict: None
Rooms: Family; Florida

View: Garden
Waterfront: None
Cooling: Central
Heating: Central
Security:
Utilities: 3-Phase Electric; Public Sewer; Public Water
Special Info:
Terms Considered: Cash; Conventional
Roof: S-Tile
Taxes: City/County
Equestrian Features:

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

SubdivInfo:Basketball; Bike - Jog; Boating; Clubhouse; Elevator; Exercise Room; Golf Course; Lobby; Picnic Area; Pool; Tennis

Interior:Built-in Shelves; Closet Cabinets; Ctdrl/Vault Ceilings; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet

Maintenance Fee Incl:

Days On Market: 141

Sold Price:

Sold Price Sqft:

Terms of Sale:

Sold Date:

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>

Primary Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Model Name: Villa B	Parcel ID: 52434130070000380	Front Exp: NW
Waterfront: Yes	Waterfrontage:	Garage Spaces: 2.5
Lot SqFt: 13,939	Taxes: 8,222.46	Carpport Spaces:
HOPA: Hopa	Tax Year: 2014	Private Pool: Yes
Zoning: PUD	Special Assessment: No	REO: No
	Dock:	Short Sale Addendum: No
	Membership Equity: Yes	Short Sale: No
	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/tourmb.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:
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

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/App: 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>

Front Exterior



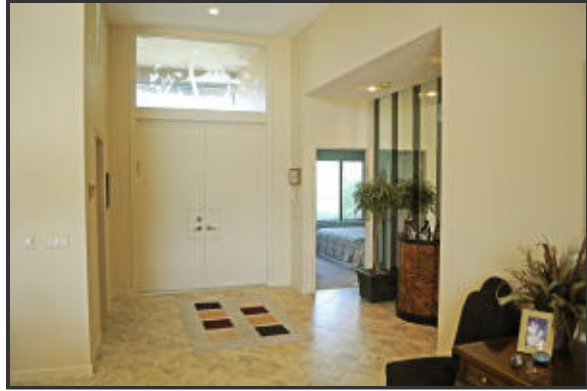
Front Exterior



Entry



Foyer



Living Area



Dining Area



Dining Area



Living Area



Kitchen



Eat In Kitchen



Living Area



Master Bedroom





Legal Desc: FRENCHMANS CREEK REPL PAR A2 LT 6

Subdivision: FRENCHMANS CREEK

Development Name: Frenchmans Creek

Model Name:	Parcel ID:	52434130200000060	Front Exp:	S
Waterfront: Yes	Waterfrontage:		Garage Spaces:	2
Lot SqFt: 10,543	Taxes:	11,113.8	Carpport Spaces:	
HOPA: Hopa	Tax Year:	2014	Private Pool:	Yes
Zoning: PUD	Special Assessment:	Yes	REO:	No
	Dock:		Short Sale:	No
	Membership Equity:	Yes	Addendum:	No
	Mbrshp Equity Amount:	150,000	Short Sale:	No

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:	150,000			Total Assessed Value:	

Directions: Donald Road Rd. between Alt. AIA and Prosperity Farms Rd. on South side.

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 Sys-Owned
Dining Area:	Membership: Club Membership Req; Golf Equity Avlbl; Golf Purchase
Master Bedroom/Bath: Dual Sinks; Separate Shower	Utilities: 3-Phase Electric; Public Sewer; Public Water
Lot Description:	Special Info:
Restrict: Buyer Approval; Interview Required; Lease OK w/Restrict; No Truck/RV; Pet Restrictions	Terms Considered: Cash; Conventional
Rooms: Den; Family	Roof: Barrel
	Taxes: City/County
	Equestrian Features:

Equip/App: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 Date:
	Terms of Sale:	

Public Remarks:

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

13773 Rivoli front



Front



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



13773 Rivoli Pool



3378Degas_print_93.jpg



3378Degas_print_165.jpg



13773 Rivoli DR



13773 Rivoli LR



13773 Rivoli LR2



Residential Customer Report

13354 Deauville Drive Palm Beach Gardens, FL 33410

List Price: \$690,000

MLS#: RX-3316578

St: Active

Type: Single Family Detached

List Price/SqFt: 207.51

County: Palm Beach



Area: 5230

Geo Area: PB28

Legal Desc: LOT 10 - PARCEL F-2

Subdivision: FRENCHMANS CREEK

Development Name: FRENCHMANS CREEK

Model	PATIO	Parcel ID:	52434130160000100	Front Exp:	S
Name:	C	Waterfrontage:		Garage Spaces:	2.5
Waterfront:	No	Multiple Ofrs Acptd:		Carpport Spaces:	
Lot	.2	Taxes:	8,518	Private Pool:	Yes
Dimensions:	ACRES	Tax Year:	2014	REO:	No
Lot SqFt:		Special Assessment:	Yes	Short Sale Addendum:	No
HOPA:	No	Dock:		Short Sale:	No
	Hopa	Membership Equity:	Yes		
Zoning:	PUD	Mbrshp Equity Amount:	175,000		

Virtual Tour: <http://tours33.vht.com/lrf/t390439062/nobranding>

Living Room	37 X 16	Family Room	14 X 14	Master Bedroom	26 X 14	LivSqFt:	3,325	Bedrooms:	4
Kitchen	21 X 12	Florida Room	12 X 8	Bedroom 2	15 X 12	SqFt - Total:	3,400	Baths - Full:	4
Dining Room	15 X 12			Bedroom 3	14 X 12	SqFt Source:	Tax Rolls	Baths - Half:	1
Dining Area	15 X 12			Bedroom 4	10 X 12	Guest Hse:		Baths - Total:	4.1
						Yr Built:	1989	Pets Allowed:	Restricted
						Pool Size:	30 X 15		

HOA/POA/COA:	1,625.41	Bldg #:		Land Lease:		Mobile Home Size:	
Governing Bodies:	HOA	Total Floors/Stories:	2	Recreation Lease:		Decal #:	
Homeowners Assoc:	Mandatory	Total Units in Bldg:		Min Days to Lease:		Serial #:	
Lease Times p/Year:		Unit Floor #:		Brand Name:		Total Assessed Value:	369,820
Application Fee:	0	Mbrshp Equity Amount:	175,000				

Directions: DONALD ROSS RD TO TOURNAMENT DR THRU SECURITY

Design: Contemporary; Multi-Level	View: Golf
Construction: CBS	Waterfront: None
Unit Desc: On Golf Course	Cooling: Ceiling Fan; Central; Zoned
Flooring: Carpet; Marble	Heating: Central; Zoned
Furnished: Unfurnished	Security: Burglar Alarm; Fence; Gate - Manned; Security Patrol; Security Sys-Owned
Dining Area: Breakfast Area; Formal	Membership: Club Membership Req
Master Bedroom/Bath: 2 Master Baths; Bidet; Dual Sinks; Separate Shower; Separate Tub; Whirlpool Spa	Utilities: 3-Phase Electric; Gas Bottle; Public Sewer; Public Water
Window Treatments: Blinds; Double Hung Metal; Sliding; Thermal	Special Info: Deed Restrictions; Title Insurance
Lot Description: Private Pool: Gunite; Heated; Inground; Pool Size (W x L): 30 X 15	Terms Considered: Cash; Conventional
Restrict: Buyer Approval; No Truck/RV; Tenant Approval; Pet Restrictions	Parking: 2 Spaces; Garage - Attached; Golf Cart
Rooms: Attic; Cabana Bath; Convertible Bedroom; Den; Family; Great; Laundry-Util/Closet; Loft	Roof: Concrete Tile
	Taxes: City/County
	Equestrian Features:
Equip/App: Auto Garage Open; Central Vacuum; Compactor; Dishwasher; Dryer; Fire Alarm; Ice Maker; Intercom; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec; Water Softener-Owned	
SubdivInfo: Basketball; Boating; Business Center; Clubhouse; Community Room; Courtesy Bus; Exercise Room; Extra Storage; Golf Course; Library; Lobby; Pool; Private Beach Pvin; Putting Green; Sauna; Spa-Hot Tub; Tennis	
Interior: Bar; Built-in Shelves; Closet Cabinets; Ctdrl/Vault Ceilings; Custom Mirror; Entry Lvl Lvng Area; Fire Sprinkler; Foyer; Laundry Tub; Pantry; Pull Down Stairs; Roman Tub; Sky Light(s); Split Bedroom; Volume Ceiling; W/D Hookup; Walk-in Closet	
Exterior: Awnings; Cabana; Covered Patio; Lake/Canal Sprinkler; Open Patio; Zoned Sprinkler	
Maintenance Fee Incl: Cable; Common Areas; Lawn Care; Maintenance-Exterior; Security	
Days On Market: 820	
Sold Price:	Sold Price Sqft:
	Terms of Sale:
	Sold Date:

Public Remarks: THIS 4 BEDROOMS PLUS DEN AND 4 1/2 BATH HOME HAS MULTIPLE FAIRWAY VIEWS, FINEST QUALITY BUILT-INS IN MASTER BEDROOM & DEN, EXPANDED LIVING ROOM PLUS UPGRADES THROUGHOUT.

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

Primary Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo





Area: 5230 Geo Area: PB28

Legal Desc: FRENCHMANS CREEK PAR E-5 LT 1

Subdivision: Frenchmans Creek

Development Name: Frenchmans Creek

Model	Parcel ID:	52434130120000010	Front Exp:	N
Name:	Waterfrontage:	54	Garage Spaces:	2.5
Waterfront: Yes	Multiple Ofrs Acptd:		Carpport Spaces:	
Lot SqFt: 10,454	Taxes:	14,950.46	Private Pool:	Yes
No	Tax Year:	2013	REO:	No
HOPA: Hopa	Special Assessment:	Yes	Short Sale Addendum:	No
Zoning: PUD	Dock:		Short Sale:	No
	Membership Equity:	Yes		
	Mbrshp Equity Amount:	150,000		

Virtual Tour: <http://www.seethehome.us/homes/3899-Toulouse-Dr/RX-10051268.php>

Living Room	28 X 18	Den	15 X 14	Master Bedroom	26 X 17	LivSqFt: 3,557	Bedrooms: 5
Kitchen	14 X 20	Family Room	12 X 13	Bedroom 2	14 X 12	SqFt - Total: 4,475	Baths - Full: 5
Dining Area	13 X 12	Florida Room	16 X 13	Bedroom 3	14 X 12	SqFt Source: Tax Rolls	Baths - Half: 0
				Bedroom 4	16 X 12	Guest Hse: 768	Baths - Total: 5
				Bedroom 5	22 X 12	Yr Built: 1990	Pets Allowed: Yes
						Pool Size: 15 X 32	

HOA/POA/COA: 1,451	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 #:		Brand Name:
Application Fee: 0	Mbrshp Equity Amount: 150,000		Total Assessed Value: 728,340

Directions: From I 95 on Donald Ross exit East to the Frenchman's Creek Entrance on right.

Design: Contemporary; Traditional
Construction: CBS
Unit Desc:
Flooring: Carpet; Marble
Furnished: Unfurnished
Dining Area: Dining-Living
Guest House: 1 Bath; 2 Bedrooms; Efficiency
Master Bedroom/Bath: 2 Master Baths; Bidet; Dual Sinks; Mstr Bdrm - Ground; Spa Tub & Shower
Window Treatments: Hurricane Windows
Lot Description: Private Pool: Gunitite; Inground; Spa; Pool Size (W x L): 15 X 32
Restrict: Buyer Approval; Tenant Approval
Rooms: Cabana Bath; Family; Laundry-Util/Closet

View: Golf; Lake
Waterfront: Lake
Cooling: Central; Electric
Heating: Central; Electric
Security: Burglar Alarm; Gate - Manned; Security Patrol
Membership: Club Membership Req; Equity Purchase Req
Utilities: Cable; Electric Available; Public Sewer; Public Water
Special Info:
Terms Considered: Cash; Conventional
Parking: Garage - Attached; Golf Cart
Roof: S-Tile
Taxes: City/County
Equestrian Features:

Equip/App: Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Fire Alarm; Ice Maker; Intercom; Microwave; Range - Electric; Refrigerator; Smoke Detector; Water Heater - Elec
SubdivInfo: Basketball; Bike - Jog; Boating; Business Center; Clubhouse; Courtesy Bus; Elevator; Exercise Room; Game Room; Golf Course; Library; Lobby; Manager on Site; Pool; Private Beach PvlIn; Sidewalks; Tennis
Interior: Bar; Built-in Shelves; Foyer; Laundry Tub; Pantry; Sky Light(s); Split Bedroom; Volume Ceiling; W/D Hookup; Walk-in Closet; Wet Bar
Exterior: Cabana; Covered Patio; Fruit Tree(s); Shutters
Maintenance Fee Incl: Cable; Common Areas; Maintenance-Exterior; Security
Days On Market: 298
Sold Price: ;
Sold Price Sqft: ;
Terms of Sale: ;
Sold Date: ;

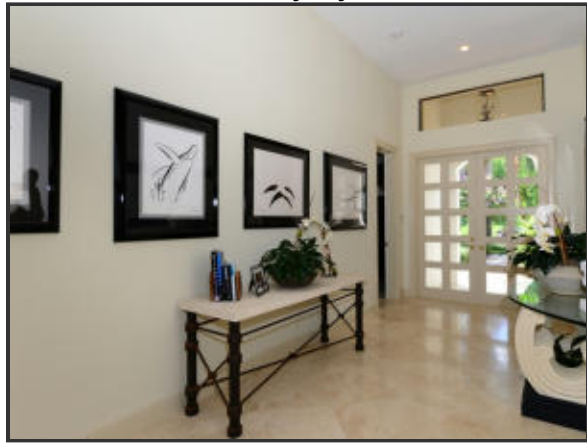
Public Remarks: This custom 4,475 sq. ft. was remodeled in 2008 with NEW EVERYTHING, Kitchen with Granite counter tops, Floors, Master Bedroom & 2 Bathroom, two new AC units and Added in 2008(768 sq. ft.)2 story Guest house with Bedroom, Bath and Office, at the end on the street in a very private, quiet location with large lot and side yard.View of the Golf Course from all Room. Frenchman's Creek Facts: 600 homes from \$500 thousand to \$5 million,Deep water access with dockage and marina slips,2 renovated championship golf courses and 85,000 sq. ft. clubhouse. 17 Har-tru tennis courts,24,000 sq. ft. Fitness center and Spa. Mandatory All Inclusive Single Level Membership-Beach Club Included \$150k initiation with \$55k refundable. Personalized Concierge Service. "Best of the best in Palm Beach Coun

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

View of Golf Course/Water



Entryway



Living Room



Living and Dining Rooms



Kitchen



Kitchen



Breakfast Nook



Master Bedroom



Master Bedroom



Master Bath - Hers



Master Bath - His



Second Bedroom



MLS#: RX-10123906

St: Active

Type: Single Family Detach

List Price/SqFt: 434.3

Area: 5230

Geo Area: PB28

County: Palm Beach

Legal Desc: FRENCHMANS CREEK PAR F-3 LT 38

Subdivision: FRENCHMANS CREEK PAR F-3

Development Name: Frenchmans Creek

Model Name: EXPANDED PATIO B Parcel ID: 52434130170000380 Front

Waterfront: Yes Waterfrontage: Garage

Multiple Ofrs: Spaced

Lot Dimensions: 59.0 ft x 0.0 ft Acptd: Carpo

Taxes: 15,674.3 Spaced

Lot SqFt: 8,640 Tax Year: 2014 Privat

HOPA: No Hopa Special Pool:

Zoning: PUD Assessment: Yes REO:

Dock: Short

Membership: Addre

Equity: Yes Short

Mbrshp 175,000

Equity

Amount:



Virtual Tour:

Living Room	28 X 17	Family Room	16 X 12	Master Bedroom	26 X 17	LivSqFt: 3,638	Bedrooms: 5
Kitchen	12 X 9			Bedroom 2	14 X 12	SqFt - Total: 4,406	Baths - Full: 5
Dining Room	12 X 12			Bedroom 3	14 X 12	SqFt Source: Tax Rolls	Baths - Half: 1
Dining Area	10 X 10					Guest Hse:	Baths - Total: 5.1
						Yr Built: 1990	Pets Allowed: Yes

HOA/POA/COA:	1,621.66	Bldg #:		Land Lease:		Mobile Home Size:	
Governing Bodies:	HOA	Total Floors/Stories:	2	Recreation Lease:		Decal #:	
Homeowners Assoc:	Mandatory	Total Units in Bldg:		Min Days to Lease:		Serial #:	
Lease Times p/Year:		Unit Floor #:	1			Brand Name:	
Application Fee:	0	Mbrshp Equity Amount:	175,000			Total Assessed Value:	

Directions: DONALD ROSS RD BETWEEN PROSPERITY FARMS RD AND ALT A1A

Design: Patio Home
Construction: CBS
Unit Desc:
Flooring: Carpet; Marble
Furnished: Unfurnished
Dining Area: Eat-In Kitchen; Formal
Master Bedroom/Bath: Mstr Bdrm - Ground; Separate Shower; Separate Tub
Lot Description: Private Pool: Inground; Spa
Restrict: Buyer Approval; No Truck/RV
Rooms: Great

View: Lake; Pool
Waterfront: Lake
Cooling: Central
Heating: Central
Security: Gate - Manned; Security Patrol; Security Sys-Owned
Membership: Club Membership Req; Equity Purchase Req
Utilities: 3-Phase Electric; Public Sewer; Public Water
Special Info:
Terms Considered: Cash; Conventional
Parking: Driveway; Garage - Attached
Taxes: County Only
Equestrian Features:

Equip/App: Auto Garage Open; Dishwasher; Dryer; Microwave; Refrigerator; Washer
SubdivInfo: Basketball; Beach Club Available; Bike - Jog; Clubhouse; Community Room; Exercise Room; Game Room; Golf Course; Pool; Sidewalks; Spa-Hot Tub; Street Lights; Tennis
Interior: Built-in Shelves; Entry Lvl Lvng Area; Foyer; Split Bedroom; Walk-in Closet
Exterior: Open Patio
Maintenance Fee Incl: Common Areas; Security
Days On Market: 25
Sold Price: ; **Sold Price Sqft:** ; **Terms of Sale:** ; **Sold Date:** ;

Public Remarks: 2-STORY FULLY RENOVATED PATIO HOME, LOCATED LAKE FRONT IN FRENCHMAN'S CREEK. THIS MEDITERRANEAN-STYLE HOME OFFERS 5 BEDROOMS, 5.5 BATHROOMS, WITH ALL THE FINEST FINISHINGS, INCLUDING A CHEF'S KITCHEN WITH THERMADOR APPLIANCES, MARBLE FLOORING, HURRICANE DOORS AND WINDOWS, AND MANY EXQUISITE DETAILS. ALL WARRANTIES WILL TRANSFER. THIS HOME HAS THE BEST VIEWS!!

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

MLS#: RX-10123889

St: Active

Type: Single Family Detached

List Price/SqFt: 610.28

County: Palm Beach



Area: 5230

Geo Area: PB28

Legal Desc: FRENCHMANS CREEK PAR G-2 LT 21

Subdivision: FRENCHMANS CREEK PAR G-2

Development Name: FRENCHMANS CREEK

Model	Patio B	Parcel ID:	52434130060000210	Front Exp:	E
Name:	Extended	Waterfrontage:		Garage Spaces:	3
Waterfront:	No	Multiple Ofrs Acptd:		Carpport Spaces:	
Lot SqFt:	12,323	Taxes:	16,465.4	Private Pool:	Yes
HOPA:	No Hopa	Tax Year:	2014	REO:	No
Zoning:	PUD	Special Assessment:	Yes	Short Sale Addendum:	No
		Dock:		Short Sale:	No
		Membership Equity:	Yes		
		Mbrshp Equity Amount:	175,000		

Virtual Tour: <http://tours.pictureitsoldfl.com/315558?idx=1>

Living Room	20 X 26	Master Bedroom	16 X 24	LivSqFt:	3,686	Bedrooms:	3
Kitchen	18 X 10			SqFt - Total:	5,138	Baths - Full:	5
				SqFt Source:	Tax Rolls	Baths - Half:	1
				Guest Hse:		Baths - Total:	5.1
				Yr Built:	1987	Pets Allowed:	Yes
				Pool Size:	15 X 30		

HOA/POA/COA:	1,621.66	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:	

Directions: Donald Ross Rd, West of Prosperity Farms Rd, East of Alt A-1-A to gate.

Design: Contemporary; Ranch	View: Golf; Lake
Construction: CBS	Waterfront: Lake
Unit Desc: Corner	Cooling: Ceiling Fan; Central; Zoned
Flooring: Carpet; Marble; Other	Heating: Central; Zoned
Furnished: Furniture Negotiable; Unfurnished	Security: Burglar Alarm; Fence; Gate - Manned; Security Patrol; Security Sys-Owned
Dining Area: Dining Family; Dining-Living; Eat-In Kitchen; Formal	Membership: Club Membership Req; Golf Purchase
Master Bedroom/Bath: 2 Master Baths; Dual Sinks; Mstr Bdrm - Ground; Spa Tub & Shower	Utilities: 3-Phase Electric; Public Sewer; Public Water
Window Treatments: Awning; Double Hung Metal; Drapes; Electric Shutters; Impact Glass; Sliding; Verticals	Special Info: Deed Restrictions; Title Insurance
Lot Description: Private Pool: Gunite; Heated; Inground; Spa; Pool Size (W x L): 15 X 30	Terms Considered: Cash; Conventional
ADA Compliant: Handicap Access; Wheelchair	Parking: 2 Spaces; Garage - Attached; Golf Cart
Restrict: Buyer Approval; No Truck/RV	Roof: Concrete Tile
Rooms: Cabana Bath; Den; Family; Great; Laundry-Util/Closet	Taxes: County Only; Homestead
Equip/Apppl: Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Fire Alarm; Freezer; Gas Lease; Intercom; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec; Water Softener-Owned	Equestrian Features:
SubdivInfo: Basketball; Beach Club Available; Bike - Jog; Business Center; Clubhouse; Exercise Room; Golf Course; Library; Pool; Putting Green; Sauna; Spa-Hot Tub; Tennis	
Interior: Bar; Ctdrl/Vault Ceilings; Entry Lvl Lvng Area; Foyer; Laundry Tub; Pull Down Stairs; Sky Light(s); Split Bedroom; Wet Bar	
Exterior: Auto Sprinkler; Cabana; Covered Patio; Lake/Canal Sprinkler; Screened Patio; Shutters; Zoned Sprinkler	
Maintenance Fee Incl: Common Areas; Security	
Days On Market: 26	
Sold Price:	Sold Price Sqft:
	Terms of Sale:
	Sold Date:

Public Remarks: Sophisticated elegance abounds in this beautifully renovated 3 bedroom 5.5 bath home 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

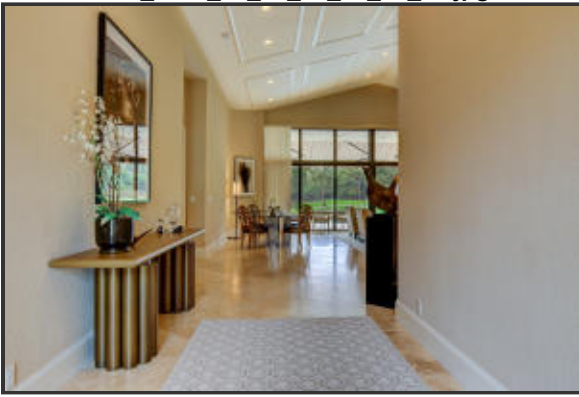
Presented by

Achal Goswami

Frenchman's Creek Realty, Inc.

561-309-3667

IMG_6417_18_19_20_21_22_23.jpg



IMG_6424_25_26_27_28_29_30.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



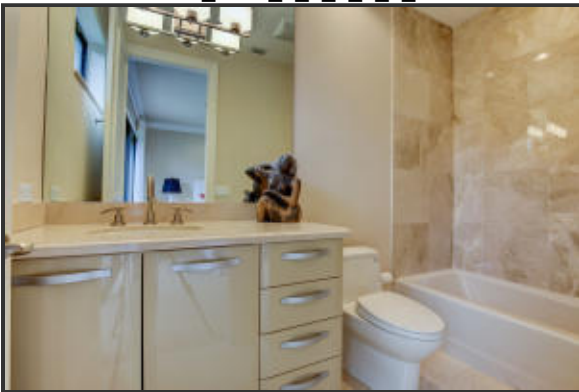
IMG_6557_58_59_60_61_62_63



IMG_6564_65_66_67_68_69_70



IMG_6571_2_3_4_5_6_7



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_6606_07_08_09_10_11_12



IMG_6613_4_5_6_7_8_9



IMG_6620_1_2_3_4_5_6



IMG_6627_28_29_30_31_32_33





Legal Desc: PARCEL A2 LOT 40 OF FRENCHMANS CREEK

Subdivision: FRENCHMANS CREEK

Development Name: Frenchmans Creek

Model	BARBADOS	Parcel ID:	52434130200000430	Front Exp:	E
Name:	- Patio C	Waterfrontage:	0	Garage Spaces:	2.5
Waterfront:	No	Multiple Ofrs Acptd:		Carpport 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	No
HOPA:	No Hopa	Dock:		Addendum:	No
Zoning:	RES	Membership Equity:	Yes	Short Sale:	No
		Mbrshp Equity Amount:	175,000		

Virtual Tour: http://www.listingsmagic.com/flash/tournb.php?property_ID=93053

Living Room	25 X 22	Family Room	25 X 18	Master Bedroom	19 X 17	LivSqFt:	4,552	Bedrooms:	5
Kitchen	16 X 16			Bedroom 2	13 X 12	SqFt - Total:	5,602	Baths - Full:	6
Dining Room	18 X 12			Bedroom 3	14 X 13	SqFt Source:	Tax Rolls	Baths - Half:	0
				Bedroom 4	14 X 12	Guest Hse:		Baths - Total:	6
				Bedroom 5	16 X 12	Yr Built:	1993	Pets Allowed:	Yes

HOA/POA/COA:	1,625.41	Bldg #:		Land Lease:	0	Mobile Home Size:	
Governing Bodies:	HOA	Total Floors/Stories:	2	Recreation Lease:	0	Decal #:	
Homeowners Assoc:	Mandatory	Total Units in Bldg:		Min Days to Lease:	0	Serial #:	
Lease Times p/Year:		Unit Floor #:	1			Brand Name:	
Application Fee:	0	Mbrshp Equity Amount:	175,000			Total Assessed Value:	

Directions: From I95 East on Donald Ross to Frenchmans Creek on the right.

Design: Villa
Construction: CBS
Unit Desc:
Flooring: Carpet; Marble
Furnished: Unfurnished
Dining Area: Formal
Master Bedroom/Bath: Bidet; Combo Tub/Shower; Mstr Bdrm - Sitting
Window Treatments: Plantation Shutters
Lot Description: Private Pool: Inground
Restrict: Buyer Approval
Rooms: Family; Loft

View: Lake
Waterfront: Lake
Cooling: Central; Zoned
Heating: Central; Zoned
Security: Burglar Alarm; Gate - Manned; Motion Detector; Security Patrol
Membership: Club Membership Req; Equity Purchase Req
Utilities: Cable; Electric Available; Public Sewer; Public Water
Boat Services: Marina
Special Info:
Terms Considered: Cash; Conventional
Parking: Driveway; Garage - Attached; Golf Cart
Lease Info: Land Lease: 0; Recreation Lease: 0; Min Days to Lease: 0
Roof: Barrel
Taxes: City/County
Equestrian Features:

Equip/App:Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Ice Maker; Range - Electric; Refrigerator; Smoke Detector; Washer
SubdivInfo:Basketball; Boating; Business Center; Cabana; Clubhouse; Courtesy Bus; Elevator; Exercise Room; Game Room; Golf Course; Library; Pool; Private Beach Pvl; Sauna; Spa-Hot Tub; Tennis; Whirlpool
Interior:Bar; Built-in Shelves; Laundry Tub; Volume Ceiling; W/D Hookup; Walk-in Closet; Wet Bar
Exterior:Auto Sprinkler; Covered Patio; Fence; Open Patio
Maintenance Fee Incl: Cable; Common Areas; Lawn Care; Maintenance-Exterior; Security
Days On Market: 787

Sold Price:

Sold Price Sqft:

Terms of Sale:

Sold Date:

Public Remarks:Tropical paradise surrounds this understated elegant 5BR, 6BA pristine home. 3" wood plantation shutters adorn the windows. 10' solid wood doors throughout. Tile floors, custom wet bar, 3 car garage. The Master Suite features his and her Master Baths, Large walk in closets and additional space for an exercise area of her master bath. The kitchen has double built-in ovens, granite counter tops, 42" wood cabinets and large island. Very private lot on cul-de-sac with long lake views.

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 & Bar



Living Area



Dining Area



Kitchen



Kitchen & Living Area



Family Room



Family Room



Master Bedroom



Master Bathroom



Residential Customer Report

13773 Rivoli Drive Palm Beach Gardens, FL 33410

List Price: \$1,149,000

MLS#: RX-10088208

St: Active

Type: Single Family Detached

List Price/SqFt: 249.07

County: Palm Beach



Area: 5230 Geo Area: PB28
Legal Desc: FRENCHMANS CREEK PAR G-3 LT 20

Subdivision: FRENCHMANS CREEK
Development Name: Frenchmans Creek

Model Parcel ID: 52434130070000200 Front Exp: W
Name: 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
HOPA: Hopa Special Assessment: No Short Sale Addendum: No
Zoning: PUD Dock: Short Sale: No
Membership Equity: Yes
Mbrshp Equity Amount: 175,000

Virtual Tour:

Living Room 32 X 25 Den 15 X 14 Master Bedroom 20 X 16 LivSqFt: 4,613 Bedrooms: 5
Kitchen 18 X 18 Patio/Balcony 25 X 12 Bedroom 2 16 X 13 SqFt - Total: 5,602 Baths - Full: 6
Bedroom 3 15 X 13 SqFt Source: Tax Rolls Baths - Half: 1
Bedroom 4 15 X 12 Guest Hse: Baths - Total: 6.1
Bedroom 5 14 X 12 Yr Built: 1988 Pets Allowed: Restricted
Pool Size: 30 X 15

HOA/POA/COA: 1,749 Bldg #: Land Lease: Mobile Home Size:
Governing Bodies: HOA Total Floors/Stories: 2 Recreation Lease: Decal #:
Homeowners Assoc: Mandatory Total Units in Bldg: Min Days to Lease: Serial #:
Lease Times p/Year: Unit Floor #: Brand Name:
Application Fee: 0 Mbrshp Equity Amount: 175,000 Total Assessed Value:

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

Design: Construction: CBS View: Golf; Lake; Pool
Unit Desc: Multi-Level Waterfront: Lake
Flooring: Carpet; Tile Cooling: Central; Zoned
Furnished: Unfurnished Heating: Central; Zoned
Dining Area: Dining-Living; Eat-In Kitchen Security: Gate - Manned; Security Patrol; Security Sys-Owned
Master Bedroom/Bath: 2 Master Baths; Mstr Bdrm - Ground; Separate Shower; Membership: Club Membership Req; Equity Purchase Req; Golf
Separate Tub Equity Avlbl
Window Treatments: Plantation Shutters Utilities: Cable; Electric Available; Public Sewer; Public Water
Lot Description: West of US-1; 1/4 to 1/2 Acre; Paved Road; Sidewalks Special Info:
Private Pool: Heated; Inground; Pool Size (W x L): 30 X 15 Terms Considered: Cash; Conventional
Restrict: Pet Restrictions Parking: Driveway; Garage - Attached
Rooms: Den; Family; Laundry-Util/Closet; Loft Roof: Concrete Tile
Taxes: City/County
Equestrian Features:

Equip/App: Auto Garage Open; Dishwasher; Disposal; Dryer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer
SubdivInfo: Basketball; Beach Club Available; Bike - Jog; Clubhouse; Courtesy Bus; Elevator; Exercise Room; Golf Course; Lobby; Pool; Private Beach PvlN; Putting
Green; Sauna; Sidewalks; Street Lights; Tennis
Interior: Bar; Built-in Shelves; Cook Island; Ctdrl/Vault Ceilings; Entry Lvl Lvng Area; Foyer; Split Bedroom; Upstairs Living Area; W/D Hookup; Walk-in Closet
Exterior: Auto Sprinkler; Covered Balcony; Covered Patio; Screened Patio; Zoned Sprinkler
Maintenance Fee Incl: Cable; Common Areas; Maintenance-Exterior; Security
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_1512_3_4_5_6Natural01



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_1697_698_699_700_701Natural01



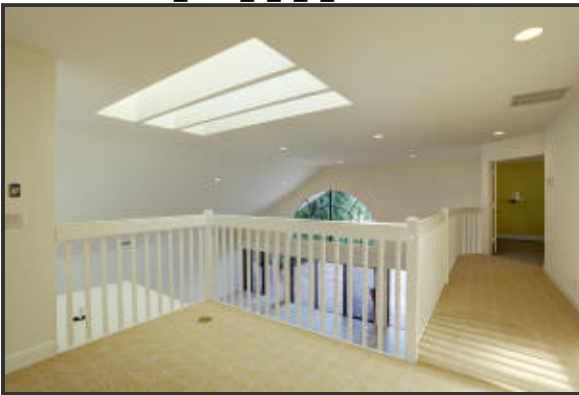
IMG_1742_3_4_5_6Natural01



IMG_1677_78_79_80_81Natural01



IMG_1732_3_4_5_6Natural01



IMG_1452_3_4_5_6Natural01





Model Name:	Parcel ID:	52434130220000340	Front Exp:	SE
Waterfront:	Waterfrontage:	No	Garage Spaces:	2.5
Lot SqFt:	Taxes:	9,489	Carport Spaces:	
No Tax Year:		13,550.9	Private Pool:	Yes
HOPA:	Tax Year:	Hopa	REO:	No
Zoning:	Special Assessment:	PUD	Short Sale Addendum:	No
	Dock:		Short Sale:	No
	Membership Equity:			
	Mbrshp Equity Amount:	Yes		
		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/tourmb.php?property_ID=99211

Living Room	19' 0" X 20' 4"	Den	13' 3" X 13' 10"	Master Bedroom	21' 0" X 21' 0"	LivSqFt:	4,651	Bedrooms:	4
Kitchen	17' 0" X 13' 6"	Family Room	18' 6" X 22' 8"	Bedroom 2	13' 0" X 13' 2"	SqFt - Total:	5,929	Baths - Full:	5
Dining Room	13' 0" X 18' 7"	Loft	12' 6" X 12' 1"	Bedroom 3	18' 11" X 13' 18"	SqFt Source:	Tax Rolls	Baths - Half:	1
Dining Area	10' 6" X 10' 6"			Bedroom 4	12' 0" X 13' 0"	Guest Hse:		Baths - Total:	5.1
Utility Room	13' 0" X 6' 7"					Yr Built:	1997	Pets Allowed:	Yes

HOA/POA/COA:	1,625.41	Bldg #:		Land Lease:		Mobile Home Size:	
Governing Bodies:	HOA	Total Floors/Stories:	2	Recreation Lease:		Decal #:	
Homeowners Assoc:	Mandatory	Total Units in Bldg:		Min Days to Lease:		Serial #:	
Lease Times p/Year:		Unit Floor #:	0			Brand Name:	
Application Fee:	0	Mbrshp Equity Amount:	175,000			Total Assessed Value:	

Directions: From I95 East on Donald Ross to Frenchmans Creek on the right.

Design:		View:	
Construction:	CBS	Waterfront:	None
Unit Desc:		Cooling:	Ceiling Fan; Central; Electric
Flooring:	Carpet; Ceramic Tile; Marble	Heating:	Central; Electric
Furnished:	Turnkey	Security:	
Dining Area:		Utilities:	Cable; Electric Available; Water Available
Master Bedroom/Bath:	2 Master Baths; Mstr Bdrm - Ground; Separate Shower; Separate Tub; Whirlpool Spa	Special Info:	
Lot Description:	Private Pool: Inground	Terms Considered:	Cash; Conventional; FHA-VA
Restrict:	None	Taxes:	Homestead
Rooms:	Attic; Den; Family; Laundry-Inside; Laundry-Util/Closet; Loft; Maid/In-Law	Equestrian Features:	

Equip/App: Central Vacuum; Dishwasher; Dryer; Ice Maker; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Washer

SubdivInfo: Beach Club Available; Business Center; Cabana; Clubhouse; Community Room; Courtesy Bus; Exercise Room; Golf Course; Library; Manager on Site; Pool; Putting Green; Sauna; Spa-Hot Tub; Tennis

Interior: Built-in Shelves; Cook Island; Foyer; French Door; Sky Light(s); Upstairs Living Area; Volume Ceiling; W/D Hookup; Walk-in Closet

Maintenance Fee Incl:

Days On Market: 9

Sold Price:

Sold Price Sqft:
Terms of Sale:

Sold Date:

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.frenchmancreekrealty.com>

Courtyard Pool Area



Covered Lanai



Pool



Foyer



Formal Living Area



Formal Living Area



Formal Living Area



Formal Living Area



Formal Dining Area



Formal Dining Area



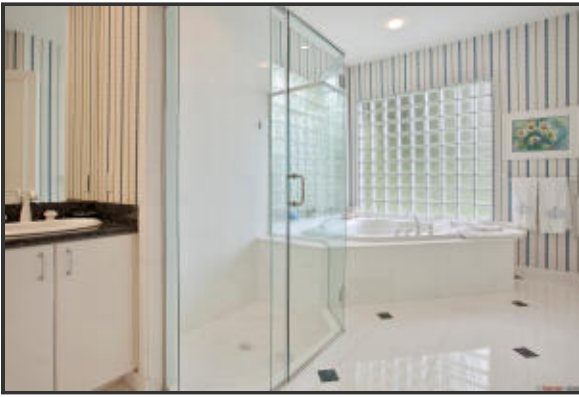
Master Bedroom



Master Bedroom



Hers Master Bath



His Master Bath



Kitchen



Kitchen



Breakfast Nook



Family Room





Area: 5230 **Geo Area:** PB28
Legal Desc: Frenchman's Creek Parcel 2 Repl Lot 3
Subdivision: Frenchman's Creek
Development Name: Frenchman's Creek
Model: **Parcel ID:** 52434130030000030 **Front Exp:** E
Name: **Waterfrontage:** **Garage Spaces:** 2.5
Waterfront: No **Multiple Ofrs Acptd:** No **Carpport Spaces:**
Lot SqFt: 24,829 **Taxes:** 24,250 **Private Pool:** Yes
 No **Tax Year:** 2014 **REO:** No
HOPA: Hopa **Special Assessment:** Yes **Short Sale Addendum:** No
Zoning: PUD **Dock:** **Short Sale:** No
Membership Equity: Yes
Mbrshp Equity Amount: 175,000

Virtual Tour:

Living Room	30 X 26	Den	16 X 14	Master Bedroom	24 X 17	LivSqFt: 5,300	Bedrooms: 4
Kitchen	18 X 14	Family Room	32 X 20	Bedroom 2	15 X 12	SqFt - Total: 6,692	Baths - Full: 5
Dining Room	18 X 14			Bedroom 3	15 X 13	SqFt Source: Tax Rolls	Baths - Half: 1
Utility Room	13 X 7			Bedroom 4	12 X 12	Guest Hse:	Baths - Total: 5.1
						Yr Built: 1989	Pets Allowed: Yes

HOA/POA/COA: 1,351	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: 100	Mbrshp Equity Amount: 175,000		Total Assessed Value:

Directions: Donald Ross Rd. to Tournament Drive, left past guard gate to Monaco turn right.

Design: Mediterranean; Traditional
Construction: CBS
Unit Desc: On Golf Course
Flooring: Carpet; Marble
Furnished: Furniture Negotiable; Unfurnished
Dining Area: Breakfast Area; Dining-Florida; Formal
Master Bedroom/Bath: 2 Master Baths; Bidet; Mstr Bdrm - Ground; Mstr Bdrm - Sitting; Separate Shower
Window Treatments: Blinds; Drapes; Sliding
Lot Description: 1/2 to Private Pool: Inground; Spa
Restrict: Buyer Approval; No Truck/RV; Pet Restrictions
Rooms: Den; Family; Laundry-Inside

View: Golf; Pool
Waterfront: None
Cooling: Central
Heating: Central
Security: Burglar Alarm; Gate - Manned; Security Patrol; Security Sys-Owned
Membership: Club Membership Req; Equity Purchase Req; Golf Purchase
Utilities: 3-Phase Electric; Public Sewer; Public Water
Special Info: Sold As-Is
Terms Considered: Cash; Conventional
Parking: 2 Spaces; Garage - Attached; Golf Cart
Roof: S-Tile
Taxes: City/County
Equestrian Features:

Equip/App: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer
SubdivInfo: Basketball; Bike - Jog; Clubhouse; Exercise Room; Game Room; Golf Course; Lobby; Pool; Private Beach PvlN; Putting Green; Tennis
Interior: Built-in Shelves; Cook Island; Entry Lvl Lvng Area; Foyer; Laundry Tub; Split Bedroom; Volume Ceiling; Walk-in Closet
Exterior: Covered Patio; Deck; Fence; Screened Patio; Shutters
Maintenance Fee Incl: Common Areas; Security
Days On Market: 24
Sold Price:

Sold Price Sqft:
Terms of Sale:

Sold Date:

Public Remarks: Pristine Estate Home on over 1/2 acre overlooking the 10th & 11th Fairways of the North Golf Course. Lushly landscaped provides privacy and beautiful Florida sunsets. Newer barrel tile roof, new A/C's, new hurricane shutters, new hurricane garage door, new paint on exterior, new \$200,000 addition to home. One owner home has been meticulously maintained. A must see for the most discriminating buyer!

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

Rear pool area.jpg



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

Front of house



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

Patio.JPG



Huge Loggia covered and screened. Great for outdoor entertaining.

Kitchen



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

Living room with wet bar.jpg



Custom fireplace with wet bar for entertaining your guests

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.jpg



Huge Master suite with tray ceiling and sitting area.

Master Bath.jpg



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

Living and Dining.jpg



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

Powder room.jpg



Beautiful custom built vanity in Powder room.

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.jpg



Oversized Guest suites with private baths.

Guest Bedroom 2-o.jpg



Light & bright Guest suite.

Family Room overlooking kitchen.jpg



Family room just off the kitchen.

Breakfast area-o.jpg



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

Pool & Spa-o.jpg



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



Model Parcel ID: 52434129240000060 **Front Exp:** W
Name: **Waterfrontage:** **Garage Spaces:** 2.5
Waterfront: Yes **Multiple Ofrs Acptd:** **Carport Spaces:** 0
Lot SqFt: **Taxes:** 29,272.91 **Private Pool:** Yes
HOPA: No **Tax Year:** 2013 **REO:** No
Zoning: Hopa **Special Assessment:** No **Short Sale Addendum:** No
Pud **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

Virtual Tour: http://www.listingsmagic.com/flash/tourmb.php?property_ID=93050

Living Room	31 X 31	Den	14 X 12	Master Bedroom	19 X 15	LivSqFt: 5,387	Bedrooms: 4
Kitchen	19 X 13	Family Room	21 X 17	Bedroom 2	13 X 13	SqFt - Total: 6,290	Baths - Full: 5
Utility Room	11 X 7			Bedroom 3	18 X 12	SqFt Source: Tax Rolls	Baths - Half: 1
				Bedroom 4	19 X 12	Guest Hse:	Baths - Total: 5.1
						Yr Built: 1995	Pets Allowed: Yes
						Pool Size: Irregular	

HOA/POA/COA:	1,322.08	Bldg #:		Land Lease:		Mobile Home Size:	
Governing Bodies:	HOA	Total Floors/Stories:	2	Recreation Lease:		Decal #:	
Homeowners Assoc:	Mandatory	Total Units in Bldg:		Min Days to Lease:		Serial #:	
Lease Times p/Year:	No Leases	Unit Floor #:	1			Brand Name:	
Application Fee:	0	Mbrshp Equity Amount:	175,000			Total Assessed Value:	

Directions: Donald Ross Road East to Prosperity Farms Road, south to La Porte Drive on left.

Design: Traditional **View:** Canal; Intracoastal
Construction: CBS **Waterfront:** No Fixed Bridges; Ocean Access; Seawall; Canal
Unit Desc: **Width** 81 - 120
Flooring: Carpet; Marble; Wood Floor **Cooling:** Central; Electric; Zoned
Furnished: Unfurnished **Heating:** Central; Electric; Zoned
Dining Area: Breakfast Area; Dining-Living; Eat-In Kitchen **Security:** Burglar Alarm; Gate - Unmanned; Security Light;
Master Bedroom/Bath: 2 Master Baths; Bidet; Mstr Bdrm - Ground; Mstr Bdrm - Sitting; Security Patrol; Security Sys-Owned
Separate Shower; Separate Tub; Whirlpool Spa **Membership:** Club Membership Req; Equity Purchase Req
Window Treatments: Blinds; Drapes; Plantation Shutters **Utilities:** 3-Phase Electric; Cable; Gas Bottle; Public Sewer;
Lot Description: 1/4 to 1/2 Acre; Cul-De-Sac; Paved Road; Private Road **Public Water;** Underground
Private Pool: Equipment Included; Gunite; Heated; Inground; Spa; Pool Size (W x L): **Boat Services:** Private Dock; Up to 60 Ft Boat; Lift; Electric
Irregular **Available;** No Wake Zone
Restrict: Buyer Approval; Interview Required; No Truck/RV **Special Info:** Deed Restrictions
Rooms: Den; Family; Florida; Laundry-Inside **Terms Considered:** Cash; Conventional
Parking: Drive - Decorative; Driveway; Garage - Attached
Lease Info: Lease Times p/Year: No Leases
Roof: Concrete Tile
Taxes: City/County; No Homestead
Equestrian Features:

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

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

Interior:Cook Island; Ctdrl/Vault Ceilings; Laundry Tub; Split Bedroom; Volume Ceiling; Walk-in Closet

Exterior:Auto Sprinkler; Built-in Grill; Deck; Open Balcony; Open Patio; Summer Kitchen

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

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, 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



Entrance



Front Entrance



Living Room Area



Kitchen



Master Bedroom



Model Name: Custom	Parcel ID: 52434129090000030	Front Exp: S
Waterfront: Yes	Waterfrontage:	Garage Spaces: 3
Lot SqFt:	Multiple Ofrs Acptd:	Carpport Spaces: 0
HOPA: Hopa	Taxes: 32,013	Private Pool: Yes
Zoning: RES	Tax Year: 2014	REO: No
	Special Assessment: No	Short Sale Addendum: No
	Dock Membership 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:

Directions: Donald Ross Road to Frenchmans Creek Gate.

Design: Construction: CBS
Unit Desc:
Flooring: Carpet; Marble; Wood Floor
Furnished: Unfurnished
Dining Area: Eat-In Kitchen; Formal
Guest House: 1 Bath; 1 Bedrooms; Living Room
Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Sitting; Separate Shower; Separate Tub
Window Treatments: Drapes
Lot Description: 1/2 to Private Pool: Heated; Inground; Spa
Restrict: Buyer Approval; Lease OK; No Truck/RV
Rooms: Atrium; Family; Great; Laundry-Util/Closet

View: Canal
Waterfront: Fixed Bridges; Interior Canal
Cooling: Central
Heating: Central
Security: Gate - Manned; Security Patrol; Security Sys-Owned
Membership: Club Membership Req; Equity Purchase Req
Utilities: Electric Available; Public Sewer; Public Water
Boat Services: Up to 50 Ft Boat; Lift
Special Info:
Terms Considered: Cash; Conventional
Parking: Drive - Circular; Drive - Decorative; Driveway; Garage - Attached
Roof: Barrel
Taxes: City/County
Equestrian Features:

Equip/App: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:
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



Bedroom 3



Bedroom 3



Bathroom



Bedroom 4



Bathroom



Office/ Guest Suite



Office/ Guest Suite



Atrium



Utility Room



Summer Kitchen



Summer Kitchen



Covered Patio



Model Estate **Parcel ID:** 52434129090000600 **Front Exp:** S
Name: Home **Waterfrontage:** **Garage Spaces:** 5
Waterfront: No **Multiple Ofrs Acptd:** **Carpport Spaces:**
Lot SqFt: 31,799 **Taxes:** 21,641.36 **Private Pool:** Yes
HOPA: Hopa **Tax Year:** 2014 **REO:** No
Zoning: PUD **Special Assessment:** No **Short Sale Addendum:** 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



Virtual Tour: http://www.listingsmagic.com/flash/tourmb.php?property_ID=78228

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

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: 1,031,777

Directions: I95 to Donald Ross East past A1A to right into Frenchman's Creek

Design: Construction: CBS
Unit Desc:
Flooring: Carpet; Marble; Tile; Wood Floor
Furnished: Unfurnished
Dining Area: Breakfast Area; Dining-Living
Master Bedroom/Bath: 2 Master Baths; Bidet; Dual Sinks; Separate Shower; Whirlpool Spa
Window Treatments: Awning; Blinds; Drapes; Picture; Sliding; Solar Tinted; Verticals
Lot Description: 1/2 to **Private Pool:** Gunite; Heated; Inground; Spa; Pool Size (W x L): 15X36
Restrict: Buyer Approval; Lease OK; 3 Pets
Rooms: Cabana Bath; Den; Family; Great; Laundry-Util/Closet; Maid/In-Law
View: Garden
Waterfront: None
Cooling: Ceiling Fan; Central; Zoned
Heating: Central; Zoned
Security: Gate - Manned; Security Patrol; Security Sys-Owned
Membership: Equity Purchase Req
Utilities: Cable; Electric Available; Public Sewer; Public Water
Boat Services: Over 101 Ft Boat; Electric Available; Water Available; Fuel; Marina; Attended; Full Service; Overnight
Special Info:
Terms Considered: Cash; Conventional
Parking: Drive - Circular; Drive - Decorative; Garage - Attached; Golf Cart
Roof: Barrel
Taxes: City/County
Equestrian Features:

Equip/App: Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Fire Alarm; Ice Maker; Microwave; Purifier; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec; Water Softener-Owned
SubdivInfo: Basketball; Bike - Jog; Bike Storage; Business Center; Clubhouse; Community Room; Elevator; Exercise Room; Golf Course; Lobby; Pool; Private Beach PvlN; Putting Green; Sauna; Tennis
Interior: Bar; Built-in Shelves; Closet Cabinets; Custom Mirror; Fire Sprinkler; Foyer; French Door; Laundry Tub; Pantry; Pull Down Stairs; Sky Light(s); Split Bedroom; Volume Ceiling; W/D Hookup; Walk-in Closet; Wet Bar
Maintenance Fee Incl: Cable; Common Areas; Maintenance-Exterior; Security
Days On Market: 284
Sold Price: **Sold Price Sqft:** **Terms of Sale:** **Sold Date:**

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

Presented by
 Achal Goswami

Pool



Front Exterior



Living room



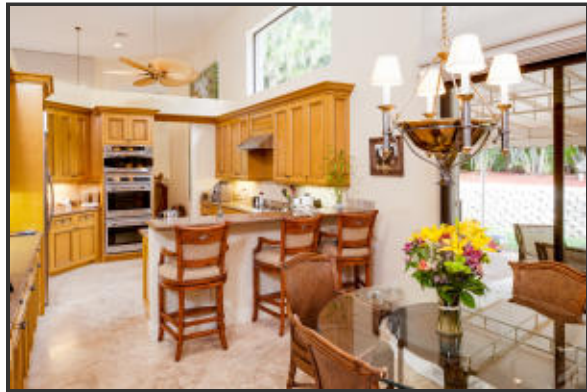
Family room



Dining room



Kitchen



Master bedroom



Master bath



Library



Bedroom



Yard



Back Exterior





Area: 5230 Geo Area: PB28
Legal Desc: FRENCHMANS CREEK PAR C-1-A LT 9

Subdivision: Frenchmans Creek
Development Name: Frenchman's Creek

Model:	Estate	Parcel ID:	52434129160000090	Front Exp:	E
Name:	Home	Waterfrontage:	127	Garage Spaces:	3
Waterfront:	Yes	Multiple Ofrs Acptd:		Carpport Spaces:	
Lot SqFt:	24,829	Taxes:	35,103	Private Pool:	Yes
	No	Tax Year:	2014	REO:	No
HOPA:	Hopa	Special Assessment:	No	Short Sale Addendum:	No
Zoning:	PUD	Dock:	60	Short Sale:	No
		Membership Equity:	Yes		
		Mbrshp Equity Amount:	175,000		

Virtual Tour: <http://tours.andyframe.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
				SqFt Source: Tax Rolls	Baths - Half: 2
				Guest Hse:	Baths - Total: 8.2
				Yr Built: 1993	Pets Allowed: Restricted

HOA/POA/COA:	1,467.2	Bldg #:		Land Lease:	Mobile Home Size:
Governing Bodies:	HOA	Total Floors/Stories:	2	Recreation Lease:	Decal #:
Homeowners Assoc:	Mandatory	Total Units in Bldg:		Min Days to Lease:	Serial #:
Lease Times p/Year:		Unit Floor #:	1		Brand Name:
Application Fee:	100	Mbrshp Equity Amount:	175,000		Total 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; Security Sys-Owned
Dining Area: Breakfast Area; Formal	Membership: Club Membership Req; Equity Purchase Req; Golf Purchase
Master Bedroom/Bath: 2 Master Baths; Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub	Utilities: 3-Phase Electric; Public Sewer; Public Water
Lot Description: 1/2 to Private Pool: Autoclean; Inground; Spa	Boat Services: Private Dock; Up to 50 Ft Boat
Restrict: Buyer Approval; No Truck/RV; Pet Restrictions; Other	Special Info:
Rooms: Cabana Bath; Den; Family; Laundry-Inside; Media; Sauna	Terms Considered: Cash; Conventional
	Parking: 2 Spaces; Driveway; Garage - Attached
	Roof: Concrete Tile
	Taxes: City/County
	Equestrian Features:

Equip/App: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer

SubdivInfo: Basketball; Bike - Jog; Clubhouse; Exercise Room; Game Room; Golf Course; Lobby; 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 Porch

Maintenance Fee Incl: Common Areas; Security

Days On Market: 171

Sold Price:	Sold Price Sqft:	Sold Date:
	Terms of Sale:	

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

Rear Elevation



Front Elevation



View to Dock and Deep Water Access



Living Room



Pool with Intracoastal Views



Breakfast & Views of Pool & Deep Water



Family Room and Bar



Formal Dining Room



Library



Theatre Room



Rear Elevation



Kitchen



Master Bedroom



His Master Bathroom



Guest Suite



Guest Bedroom



70' Dock



Front Elevation



MLS#: RX-10088977

St: Active

Type: Single Family Detached

List Price/SqFt: 599.11

Area: 5230

Geo Area: PB28

County: Palm Beach

Legal Desc: FRENCHMANS CREEK PAR E-2 LT 22 & 23



Subdivision: Frenchmans Creek

Development Name: Frenchmans Creek

Model Parcel ID: 5243413010000220 Front Exp: SE

Name: Waterfrontage: 300 Garage Spaces: 3.5

Waterfront: Yes Multiple Ofrs Acptd: Carport Spaces:

Lot 1.03 Taxes: 54,849 Private Pool: Yes

Dimensions: acres Tax Year: 2014 REO: No

Lot SqFt: Special Assessment: No Short Sale Addendum: No

HOPA: No Hopa Dock: Short Sale: No

Zoning: PUD 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://vimeo.com/user29499649/review/111874102/7136cdcecb>

Living Room	32 X 27	Den	36 X 14	Master Bedroom	24 X 17	LivSqFt: 11,684	Bedrooms: 7
Kitchen	20 X 15	Family Room	24 X 24	Bedroom 2	16 X 13	SqFt - Total: 16,019	Baths - Full: 8
Dining Room	22 X 16			Bedroom 3	17 X 13	SqFt Source: Tax Rolls	Baths - Half: 1
				Bedroom 4	16 X 14	Guest Hse:	Baths - Total: 8.1
				Bedroom 5	21 X 15	Yr Built: 1989	Pets Allowed: Yes

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

Directions: East on Donald Ross from A1A to Frenchmans Creek gate on right.

Design: European
Construction: CBS
Unit Desc:
Flooring: Other
Furnished: Unfurnished
Dining Area: Breakfast Area; Formal
Guest House: 1 Bath; 1 Bedrooms
Master Bedroom/Bath: Bidet; Dual Sinks; Mstr Bdrm - Ground; Mstr Bdrm - Sitting; Separate Shower; Separate Tub
Lot Description: 1 to Private Pool: Equipment Included; Gunite; Heated; Inground
Restrict: Buyer Approval; Tenant Approval
Rooms: Cabana Bath; Den; Laundry-Util/Closet

View: Golf; Lake
Waterfront: Lake
Cooling: Central; Zoned
Heating: Central; Zoned
Security: Gate - Manned; Motion Detector; Security Patrol; Security Sys-Owned
Membership: Club Membership Req; Equity Purchase Req
Utilities: Cable; Gas Bottle; Public Sewer; Public Water
Special Info:
Terms Considered: Cash; Conventional
Parking: Drive - Circular; Garage - Attached
Roof: Barrel
Taxes: City/County
Equestrian Features:

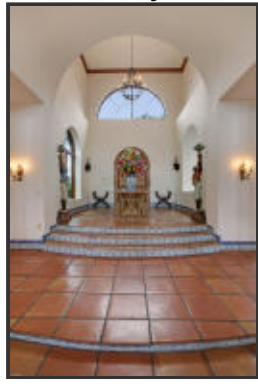
Equip/App: Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Ice Maker; Intercom; Microwave; Range - Electric; Refrigerator; Water Heater - Elec
SubdivInfo: Bike - Jog; Boating; Business Center; Clubhouse; Community Room; Exercise Room; Golf Course; Pool; Private Beach PvlN; Spa-Hot Tub; 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 sq. ft. With hand painted ceilings,

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

Entry



Living Room



Living Room



Living Room



Family Room



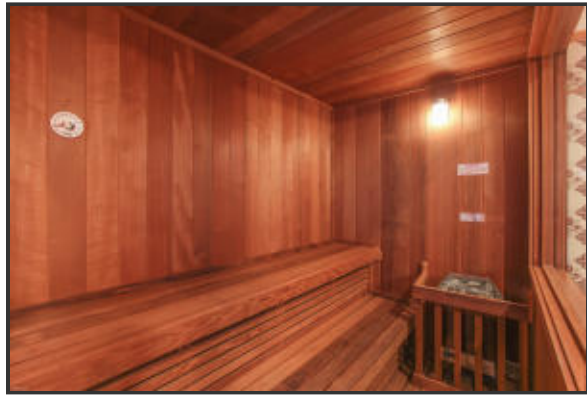
Family Room



Master Bathroom



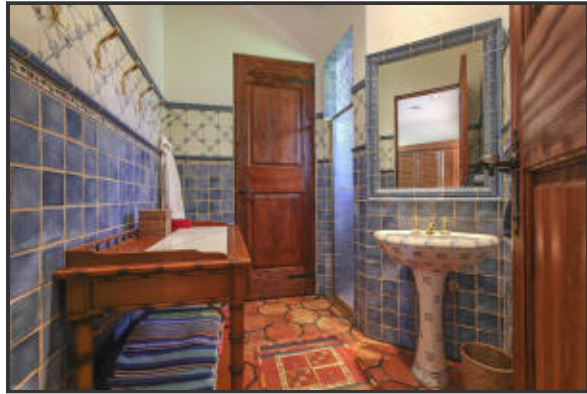
Sauna



Guest Bedroom



Guest Bathroom



Guest Bedroom



Guest Bedroom



Butlers Pantry



Dining Room



Dining Room



Master Bedroom



Master Bedroom Sitting Area



Master Bathroom



Guest Bedroom



Guest Bedroom



Guest Bedroom



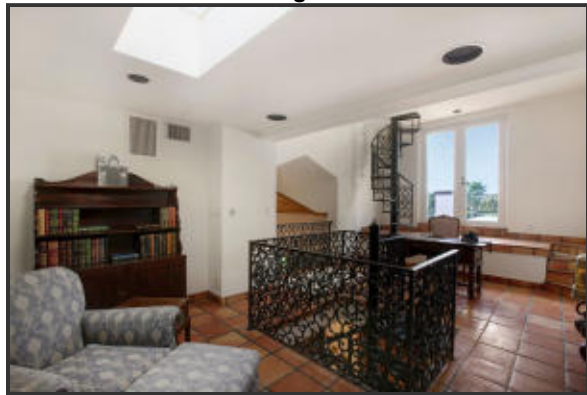
Den



Office



Landing/Office



Terrace



Patio



Patio



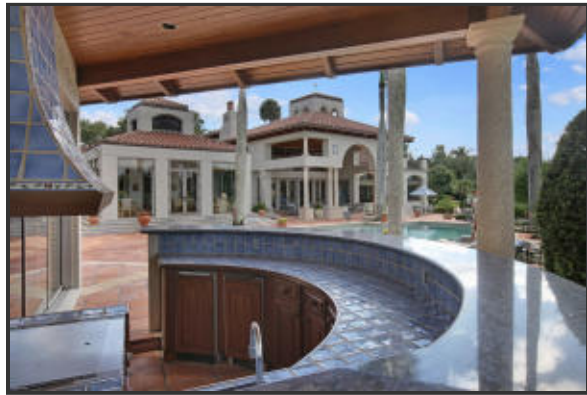
Patio



Patio



Summer Kitchen





Model Name:	Parcel ID:	52434129090000570	Front Exp:	E
Waterfront: Yes	Waterfrontage:	136	Garage Spaces:	32
Lot Dimensions: 136x211	Multiple Ofrs Acptd:		Carpport Spaces:	
Lot SqFt: 28,765	Taxes:	26,879.1	Private Pool:	Yes
HOPA: No	Tax Year:	2014	REO:	No
Zoning: PUD	Special Assessment:	No	Short Sale:	No
	Dock:	yes and lift	Addendum:	No
	Membership Equity:	Yes	Short Sale:	No
	Mbrshp Equity Amount:	50,000		

Virtual Tour:

Living Room	24 X 22	Den	14.6 X 15	Master Bedroom	20 X 18	LivSqFt:	6,672	Bedrooms:	7
Kitchen	15 X 12	Family Room	18 X 24	Bedroom 2	14.6 X 15	SqFt - Total:	8,844	Baths - Full:	8
Dining Room	15 X 18			Bedroom 3	14 X 15	SqFt Source:	Developer	Baths - Half:	1
				Bedroom 4	14 X 15	Guest Hse:		Baths - Total:	8.1
				Bedroom 5	15 X 16	Yr Built:	2015	Pets Allowed:	Yes
						Pool Size:	15x34		

HOA/POA/COA:	175,000	Bldg #:		Land Lease:		Mobile Home Size:	
Governing Bodies:	HOA	Total Floors/Stories:	2	Recreation Lease:		Decal #:	
Homeowners Assoc:	Mandatory	Total Units in Bldg:		Min Days to Lease:		Serial #:	
Lease Times p/Year:		Unit Floor #:	0			Brand Name:	
Application Fee:	100	Mbrshp Equity Amount:	50,000			Total Assessed Value:	

Directions: Donald Ross Rd East to Tournament Drive on the South side of the street. Entrance between Alt A1A and Prosperity Farms Rd

Design: Construction: Concrete
Unit Desc:
Flooring: Carpet; Marble; Wood Floor
Furnished: Unfurnished
Dining Area: Breakfast Area; Dining/Kitchen; Formal
Master Bedroom/Bath: 2 Master Baths; Bidet; Dual Sinks; Mstr Bdrm - Ground; Separate Tub
Window Treatments: Casement; Impact Glass
Lot Description: 1/4 to 1/2 Acre; 1/2 to **Private Pool:** Equipment Included; Inground; Spa; Pool Size (W x L): 15x34
Restrict: Commercial Vehicles Prohibited
Rooms: Attic; Den; Laundry-Inside; Loft; Storage
View: Canal
Waterfront: Fixed Bridges; Interior Canal; Ocean Access; Seawall
Cooling: Electric
Heating: Central
Security: Burglar Alarm; Gate - Manned; TV Camera
Membership: Club Membership Req; Equity Purchase Req
Utilities: 3-Phase Electric
Special Info:
Terms Considered: Cash
Parking: 2 Spaces; Driveway; Garage - Attached; Golf Cart
Roof: Concrete Tile
Taxes: New Construction
Equestrian Features:

Equip/App:Auto Garage Open; Central Vacuum; Dishwasher; Disposal; Dryer; Fire Alarm; Microwave; Range - Gas; Refrigerator; Smoke Detector
SubdivInfo:Beach Club Available; Business Center; Clubhouse; Courtesy Bus; Exercise Room; Game Room; Golf Course; Library; Manager on Site; Pool; Private Beach PvlN; Putting Green; Sauna; Spa-Hot Tub; Street Lights; Tennis; Whirlpool
Interior:Closet Cabinets; Cook Island; Decorative Fireplace; Entry Lvl Lvng Area; Fireplace(s); French Door; Pantry; Pull Down Stairs; Roman Tub; Split Bedroom; Upstairs Living Area; Walk-in Closet

Exterior:Covered Balcony; Custom Lighting; Open Porch

Maintenance Fee Incl: Common Areas; Golf

Days On Market: 15

Sold Price: **Sold Price Sqft:**
Terms of Sale:

Sold Date:

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



IMG_0075



IMG_0073



IMG_0074





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