

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT IN AND FOR PALM BEACH COUNTY,  
FLORIDA

TED BERNSTEIN, AS TRUSTEE  
OF THE SHIRLEY BERNSTEIN TRUST AGREEMENT  
DATED MAY 20, 2008, AS AMENDED,

PROBATE DIVISION  
CASE NO.: 502014CP003698XXXXSB

PLAINTIFF,

V.

ALEXANDRA BERNSTEIN; ET AL.

DEFENDANTS.

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**MOTION TO STOP SALE OF 7020 LIONS HEAD LANE PROPERTY**

COMES NOW, Eliot Ivan Bernstein ("Eliot"), individually and as a beneficiary of the "SHIRLEY BERNSTEIN TRUST dated May 20, 2008, as amended" and ELIOT IVAN BERNSTEIN as Trustee of the "ELIOT BERNSTEIN FAMILY TRUST dated May 20, 2008", and Eliot as Guardians for his three minor children, as alleged beneficiaries of the "SHIRLEY BERNSTEIN TRUST dated May 20, 2008, as amended" and hereby files Pro Se this "Motion to Stop Sale of 7020 Lions Head Lane Property" and in support thereof states, as follows:

1. That Plaintiff Theodore Bernstein ("Ted") is currently serving as a Successor Trustee to Shirley's Trust since the passing of Simon Bernstein the Trustee. During this time Ted has breached fiduciary duties and breached the terms of the trust, including his duties to inform, account, maintain impartiality, refrain from self-dealing and more.
2. Currently there is a hearing to remove Ted as Trustee to address these issues, scheduled for April 23, 2015 in the Shirley Trust. Eliot believes the timing of the removal hearing and this hurry and rush to

MOTION TO STOP SALE OF 7020 LIONS HEAD LANE PROPERTY

Wednesday, April 15, 2015

Page 1

sell a real estate asset in a secret and undisclosed sale (only discovered by accident), his parents' home in Saint Andrews Country Club, is not just a coincidence.

3. Everything Ted has done as trustee is unknown and a mystery to all interested persons, including failing to provide accountings for two years in Shirley's trust, in violation of Probate Statutes and Rules and the only thing known are his repeated wrongful acts and failure to protect the true beneficiaries of the Shirley Trust causing continued waste, fraud and abuse of trust assets. The trustee is responsible to protect and maintain the assets of the trust. Due to the continuous breaches and lack of information provided to the beneficiaries it is unknown what the current state or value of the trust assets are in both the Simon and Shirley Trusts and whether the home needs to be sold at this time or just properly maintained for the right buyer at a realistic price. One thing is clear, Ted should not be part of any business transactions, financial decisions or binding contracts for any trusts or selling of assets at this time until it is determined if he is currently a legal valid Trustee.
4. Ted is currently relying on the realtor's advice and an appraisal that appears to be far below estimated market value to accept the price offered, which is way below market value as shown herein. Ted's realtor's only concern is the quick commission he is expecting. This same realtor advised Ted to sell another property, a condo at the beach in the most prestigious building in Boca Raton at a ridiculously reduced price that was less than the original purchase price, ten years prior, in an up market, causing a major financial loss to the beneficiaries as further explained below. This same realtor claims to be an expert at home sales in Saint Andrews Country Club, however at this time Jon Poletto's firm has the least amount of listings compared to two other preferred realtors in Saint Andrews at this time. It is alarming to wonder if this same realtor also advised Ted to let all the grass and landscaping die, let mold take over the outside tiles, dismantle a fountain in the front of

the house and to show the house with an unmaintained pool in efforts to move the house quicker at a discounted price or if this is another straw man buyer as alleged with the Condo sale.

5. That Eliot and other beneficiaries cannot determine if they can purchase the family home of their parents because as of this date accountings of their inheritances remain incomplete or missing entirely as the Trustee and his attorneys have failed to properly account according to Probate Rules and Statutes.
6. That until such time that beneficiaries, who at this time are unknown due to prior Fraud on the Court and Fraud on the Beneficiaries by the Trustee's former counsel, Robert Spallina, Esq. and Donald Tescher, Esq., are determined and are made aware of the true and total value of their inheritances through statutorily required accountings, they are unable to determine if they need to sell the property or if they can buy the property and thus the sale should be halted until all accountings are complete, all accounting objections resolved and the true and proper beneficiaries determined along with the resolution of ongoing criminal complaints against Ted, including for the sale of the Condo. Therefore, an Injunction to stop the sale is in order.
7. That to do the sale backwards, without determining if Ted is a legal and qualified Trustee, without certainty of the beneficiaries determined and accountings completed first, could result later in lengthy litigation by aggrieved beneficiaries to claw back the property from any buyer and for other relief.
8. There was a prior sale of a Condominium owned by Shirley's Trust by the alleged Trustee in 2013 and the alleged Trustee has still failed to file with beneficiaries any of the transaction details of that sale, despite numerous requests, this self-dealing sale was devoid of any notice to beneficiaries prior to sale, so again no objections could be made. It appears a major loss to beneficiaries has resulted from the alleged illegal sale of this property as defined herein.

9. That the proceeds from the sale of the Condo were then distributed to improper parties by the alleged Trustee Ted, including to his own family, which had been considered predeceased for all purposes of dispositions and distributions of the Shirley Trust and further Ted made the distributions against the advice of his counsel according to statements made by his counsel Robert Spallina to Palm Beach County Sheriff Investigators. (Exhibit 1 – PB Sheriff Report)
10. That the Condominium was sold for \$1,600,000.00 on April 18, 2013 and netted approximately \$1,400,000.00 to beneficiaries according to statements made by Ted and his prior counsel SPALLINA to PB Sheriff Investigators due to \$200,000.00 of unaccounted for closing costs.
11. Eliot has provided a current MLS Seller Report (Exhibit 2 - Condo Sellers Report) with a current estimated value of the Condo for \$2,254,000.00 with an estimated range (AVM) up to \$2,727,340.00. In two years, **the sale of the condominium has proven a loss to beneficiaries of approximately \$900,000 to \$1,300,000.00** from this firesale sale done by Ted. Further compounding the loss to beneficiaries is the fact that the proceeds were then distributed to improper beneficiaries, including Ted's family, which again, Ted and his lineal descendants were wholly disinherited in the Shirley Trust and would have received none of the proceeds of the sale.
12. That now the litigation costs alone for this clawback and litigation regarding that sale will add several hundred thousand of costs to beneficiaries and massive cost to the court and the Sheriff department whose costs are also high already attempting to investigate and resolve the alleged civil and criminal aspects of this transaction, including an alleged fraudulently signed Tax document.
13. That the beneficiaries were not properly notified by the Trustee of the Condo sale transaction details before the sale and were given no chance to purchase the Condo or dispute the transaction.
14. Fast forward two years to this recent undisclosed attempted sale of the Primary Residence and again the alleged Trustee failed to give any notice to beneficiaries or the PR of the Estate or this

Court of the pending sale on March 31, 2015 of the 7020 Lions Head Lane, Boca Raton, FL 33496.

Eliot only found out days before the sale was to be complete by a Zillow Alert.

15. That upon learning of the pending sale Eliot filed a Lis Penden with this Court that he had given the Court in October of 2014 and the Court was in the process of considering to allow him to file and which he sent to the beneficiaries, realtor, this Court and the Trustee, and the short notice was disclosed at the March 26, 2015 hearing the following week and is what in part led to this Court postponing the potential sale until at least April 20<sup>th</sup> 2015 after time for the beneficiaries and Court to review the terms. Both Ted and his Counsel Alan B. Rose, Esq. were fully aware that the Court was deciding on the filing of the Lis Penden given to the Court in October 2014 and they tried to sneak a sale around the Court's back, while failing to notify the buyer of the pending Lis Penden or seek Court approval for the transaction.
16. That the Court should take note that the sale contract was already signed on March 16, 2015 by the Trustee and absolutely no notice had been given to the beneficiaries, the Court or the PR of the Estate who was in custody of the Personal Property in the home that there was a pending sale and it appears without Eliot's notice, no notice would have been given until after the fact and closing and that Personal Properties under custody of the PR of the Estate of Simon would have been part of the transaction.
17. The fact that no notice was given to the PR of this sale is especially nefarious because the Personal Property of Shirley's Condo that belonged to Simon and was in the custody of the PR O'Connell of the Estate that was Ordered by this Court to be re-inventoried at the home due to the fact that the Trustee was not sure what happened to the Personal Properties when the Condo was sold as disclosed in a hearing. In a hearing before this Court it was alleged by the alleged Trustee Ted and his counsel Alan Rose that the Personal Properties were stored at the Primary Residence that was

being sold "AS IS." Had the sale been completed it appears the Personal Properties of Simon's from Shirley's Condo would have been moved or sold making it impossible to complete the Court Ordered inventorying that was ordered to take place at the residence address. That nothing from the Condo could be seen in the garages as told to the Court when Eliot and the PR went to the home to re-inventory.

18. That the Court in the March 26, 2015 hearing agreed that Eliot and his children should have been given ample notice and a right to determine if they wanted to purchase the property prior to any sale being entered into and been given time to review any transaction details, which were not provided until the March 26, 2015 hearing by the Trustee and his counsel, five days prior to the undisclosed sale.
19. That in order for Eliot and his children to now determine if they can afford to purchase or finance the family home they will need to have a complete accounting of both the Estates and Trusts of Shirley and Simon Bernstein to determine the value of their inheritances, which remains largely unknown at this time.
20. That the Trustee recently filed with the Court, a long overdue accounting of the Trust of Simon Bernstein on March 15, 2015 but the Court will note that there are unlisted and un-named assets with asset values simply stated as illiquid and no amount of the worth or even description given of the asset, leaving no way to account for the values at all for beneficiaries to determine their inheritances.
21. That the Trustee has claimed that accounting of Shirley's Trust will not be completed until sometime after the intended sale date of the home and thus without this accounting information and knowledge of the value of their inheritance they cannot determine if they can purchase the home or even need to sell the home at this time and therefore, the sale of the home should be forbidden

until a full and complete of accounting by the Trustee is proffered to beneficiaries on these grounds as well.

22. That the firesale price of the home appears in part to be due to the run down and dilapidated condition of the home that has occurred due to the failure of the Trustee to perform even basic maintenance on the home. (Exhibit 3 – Listing Pictures 2012 to 2015 Before and After)
23. That according to the PR of the Estate of Simon’s assistant, Joielle "Joy" A. Foglietta Esquire (“Joy”), who went to the home to complete the Court ordered re-inventorying of the home PRIOR to any sale and transfer of the Personal Property, she stated the inside of the home looked as if it had been left untouched since Simon died on September 13, 2012, again perhaps part of the “AS IS” condition the home was being sold in.
24. That according to Joy the Personal Properties from the Condo sale that the Trustee Ted and his counsel Alan Rose told the court and the PR of the estate who has custody over them, were safely stored in the Lions Head Lane home, now appear to be missing, or more aptly stolen, and virtually nothing was there from the 4,000 sq ft condominium. (See Exhibit 4 – 4 Car Garage Pictures)
25. The Court will recall that it issued an Order for re-inventorying of the items missing from the Condo and now it appears that the these items have been stolen and can never be reinventories and yet another Fraud on the Court, Fraud on the Beneficiaries and Fraud on the Creditor has occurred by the Fiduciary Ted and his Counsel Rose and a colossal waste of everyone’s time chasing down the lies told to this Court and everyone else.
26. That had the sale that was taking place without notice to the Court, the beneficiaries or interested parties taken place, the missing items would have disappeared with the sale and made it virtually impossible to comply with the Court Order to inventory the items at the 7020 Lions Head Lane home

where they had been stated to be and where the Court Order was evaded by Ted and Rose for months.

27. The Trustee Ted claimed to the PR O'Connell and others that the boxes containing the Condo Personal Property were so numerous in the garages that it would cost a fortune to unpack and re-inventory, costing far more than the \$500.00 apportioned by the Court. The PR was in the process of submitting a new Proposed Order for Re-Inventorying to increase the amount allocated by the Court to inventory due to the statements of the fiduciary and his counsel that they had boxed the items and now they would have to all be unpacked and at great expense.
28. That as the pictures in Exhibit 4 show, there were 3 empty garages and 1 with only 4-5 small boxes.
29. That the Trustee and his counsel were not planning notifying the beneficiaries or the Court or the PR of the sale and fully intended to notify parties after the sale was complete and the monies distributed, again any distributions would have been to improper parties, as beneficiaries remain unknown and this would have caused untold damages to beneficiaries in seeking redress and further litigation costs and claw back costs that could increase the cost of this underhanded firesale to everyone.
30. That the fiduciary Ted and his Counsel Alan Rose failed to seek Court approval to enter into the contract first despite the pending Lis Penden in the Court's possession that they were fully aware of. What if the Court would have not approved the sale due to the Lis Penden or other reasons and this was determined after the sale? This sneaky attempt to sell the home was willful, reckless and wanton disregard for this Court and the beneficiaries by the fiduciary Ted and his Counsel, Alan B. Rose, Esq., both Officers of this Court under Your Honor's tutelage and provides further clear and convincing evidence of the continued breaches of fiduciary duties and yet another reason to remove Ted and his counsel.



31. That it appears that the depilated condition the house was shown in has led in part to a steady and massive decline in listing prices since Simon died. Where Simon listed the home weeks before his death on September 13, 2012 at \$3.2M with the same broker, John Poletto, who is now selling it in an up real estate market for the price of \$1.1 M to his friend and insurance broker/client Ted.
32. That since 2012 the country has realized an up market in real estate prices and the only explanation for such dramatic valuation decrease is the "AS IS" condition the home has been left in to stage it for a firesale purchase to a straw buyer.

i. PRICE CHANGES SINCE SIMON BERNSTEIN DEATH IN 2012

Current Selling Price According to Poletto Sales Contract

3/26 Pending Sale \$1,100.00 (note the \$300,000.00 loss according to Zillow in the Pending Sale Price versus the sales contract price of 1.1M in just weeks)

Note that the original sale price of the home was \$894.00 in 1993 and a mass of improvements was done over time to the home and the sale contract price today is only \$1.1M, about the value of the land alone.

Zillow Price History

Date	Event	Price	\$/sqft	Source
03/19/15	Pending sale	\$1,395,000		\$185 Nestler Polett...
10/23/14	Price change	\$1,395,000-12.5%		\$185 Nestler Polett...
07/12/14	Price change	\$1,595,000-5.9%		\$211 Nestler Polett...
12/18/13	Price change	\$1,695,000-5.6%		\$225 Nestler Polett...
08/11/13	Price change	\$1,795,000-10.0%		\$238 Nestler Polett...
01/31/13	Price change	\$1,995,000-16.8%		\$265 Nestler Polett...
01/29/13	Price change	\$2,399,000-4.0%		\$318 Nestler Polett...
12/21/12	Price change	\$2,499,000-3.8%		\$332 Nestler Polett...
10/05/12	Price change	\$2,599,000-18.8%		\$345 Nestler Polett...
08/12/12	Price change	\$3,200,000-7.2%		\$425 Nestler Polett...
02/01/12	Listed for sale	\$3,450,000+286%		\$458 Nestler Polett...
06/09/93	Sold	\$894,000		\$118 Public Record

33. That it is hard to believe that the Realtor has shown the house in this condition and that the Trustee has allowed the condition of the property under his care to become so run down as to cause a massive price devaluation of the property. This devaluing appears to be with intent to set up a

straw man buyer to come in and purchase the property for a low ball number, apply some quick fix remedies and then resell the property at a much higher value, thereby causing a massive loss and further damages to the beneficiaries. This is the same straw man scenario the Condo was sold for and now in two years the buyer of that property has made over a million dollars of profit on that purchase and the **beneficiaries have lost over a million dollars as stated earlier.**

34. That the Court has hearings to remove the Trustee Ted, who also has breach of fiduciary claims filed against him already in a stayed counter complaint in Shirley's Trust case and if the sale is transacted and it is later determined that Ted was not a qualified or legal Trustee the sale of the home will additionally become a contentious litigation with buyer, seller, attorneys, title company and the beneficiaries. Demands for a claw back of the property may also be made under the circumstances.
35. That due to this highly probable litigation that would result if this were determined to have been a firesale and an illegal sale by an inappropriate fiduciary, despite whether the sale of the property were reasonably priced due to its current condition, the costs of the litigations and liabilities that would follow would make the price skyrocket to all parties involved. This is especially true if the buyer was not informed of any potential liabilities that existed at the time of sale!
36. In the Court's own words at the March 26, 2015 hearing regarding Ted's removal coming FIRST and prior to completing more transactions that may all be then reversed if he is removed with cause, Your Honor stated,

THE COURT: I'm not -- look, nothing is easy  
16 here. It's not going to get easier until we can  
17 get hearings where I can start to knock off some  
18 of the issues, which is what I have been saying  
19 now like a broken record.  
20 At some point, either Eliot is going to be  
21 sustained on his positions or he's going to be  
22 overruled, but one way or the other, we can put  
23 some of this stuff to rest. The problem is we're

24 doing all of this business with some of the metes [matters?]

25 of the case still up in the air where I haven't  
been able to adjudicate; the claims that Ted  
2 should be removed; the claims that there's  
3 wrongdoing beyond Spallina and Tescher, the trust

4 is not valid. I mean, give me a chance to rule on  
5 that, because once I rule on that, then the matter  
6 is over with on those and you'll know one way or  
7 the other what to do.

8 Do you understand what I'm saying? I think  
9 we have hearing time coming up. Let's use that,  
10 you know, prioritize hearings on this case. So as  
11 soon as we can, I'll give it to you.

37. That the Court should take note that while the property is held in the Shirley Trust, the Trust has not been released from the Gross Estate as the Estate was reopened due to the prior Fraud on the Beneficiaries and Fraud on this Court caused by the Trustee Ted's former counsel Donald Tescher, Esq. and Robert Spallina, Esq. who closed the Estate of Shirley using Simon POST MORTEM and Fraudulently Notarized and Forged Documents for six parties, to achieve the fraudulent closing.
38. That Tescher and Spallina then later resigned as Ted's counsel and as Co-Personal Representatives and Co-Trustees after admitting to Palm Beach County Sheriff Officers and the beneficiaries that their law firm had intentionally and with scienter fraudulently altered a Shirley Trust document that was to benefit Ted's family by reinserting them into an irrevocable trust with a defined beneficiary class where Ted and his lineal descendants were considered predeceased.
39. That the Appraisal submitted by Poletto to this Court is dated July 09, 2014, approximately 9 months ago, and the Sale is "AS IS" and that is because the Trustee has let the property deteriorate with no care, no street value and in effect abandoned both the real property and his Fiduciary duties and responsibilities to maintain the asset.

40. That Simon had listed the home for \$3.2 Million dollars weeks before his death with John Poletto. That Eliot has obtained a recent MLS Sellers Report (Exhibit 5 - 7020 Lions Head Sellers Report) that shows the property value estimated between a low of \$1,594,780.00 to a high \$1,770,205.00. Again, the proposed sale price of \$1,100,000.00 represents a major loss to beneficiaries and if like the Condo another \$200,000.00 is lost in unidentified closing costs and commissions it becomes a greater loss. That none of the closing costs have been disclosed at this time either to beneficiaries, such as agent commissions, any lines of credits/mortgages, taxes, etc.
41. That it should be noted that Ted's wife, Deborah Bernstein, who works for John Poletto's firm, may be the real estate agent that is getting commissions on these properties, although since the transaction details have never been provided by the Trustee to the beneficiaries of the Condo or the Primary Home this remains unknown.
42. That while the home on the supplied appraisal is estimated at approx. \$1,600,000.00 the explanation for the \$500,000.00 loss on the proposed sale price below the LOWEST ESTIMATED PRICE is blamed on the fact that Spanish Tile was used throughout the entire house and the floor plan has a second story master suite which was alleged poor by John Poletto, who failed to mention the elevator to the suite.
43. That this seems like a massive loss of value due to simple flooring tastes and floor plan claims and Eliot feels after speaking with the Realtor who went to appraise the home with Poletto to evaluate the sale price he would market it for, it was determined that with a floor cleaning, a paint job, a new realtor and a few thousand dollars of improvements the house would regain this alleged cost reduction and again be far more profitable to market for a little improvement.
44. That from the appraisal submitted by Poletto, the condition of the tile from the time Simon listed it in 2012 where it is photographed in pristine condition and looks like a luxury hotel (which it was

designed after), has been allowed apparently for two years to weather, fade and contain green and black mold all over it, which makes it appear to be in need of replacement and with a little cost to buff it back to luster, a buyer that likes Specially Imported High End Spanish Tile would purchase the home at a much higher value.

45. That Eliot had a second opinion by Realtor Paul Saperstein Re/Max 561.251.5296 whom he has never met, who visited the home and who met with Poletto to value the home for marketing. That the conclusion was clear, with a little fixing up the house could be listed between the est low of \$1.6M from his appraised value and what Simon had it listed for at \$3.2M and that arriving in the middle, the Zillow Estimate currently of \$2.4M seemed feasible for him to list and sell the home. The sale price of \$1.1M makes no sense when compared to the price Poletto had listed it with Simon or in comparison with the estimated low of the property today and represents a huge loss of approximately ONE to TWO MILLION DOLLARS to beneficiaries.
46. That there is an alleged Mortgage / Line of Credit on the home of which Eliot has been denied any access to the records to show when the Line was accessed and if it was Post Mortem, as the prior Co-Trustees initially stated to the beneficiaries that both the home and condo were both 100% debt free and then suddenly claimed they found a Line of Credit or Mortgage for approximately \$500,000. When they later claimed there was a line of credit / mortgage on the home Eliot and his counsel were denied any accountings requested.
47. That the Line of Credit / Mortgage issues must also be resolved prior to any sale to confirm the legality of this line and if the sale were done first and later it is found this mortgage was improper this could again be to the detriment of beneficiaries and again cause another level of legal entanglements regarding the legality of the transaction.
48. That Eliot requests that the E&O insurance of the appraiser be made available to the beneficiaries.

49. That the most disturbing problems with the sale of the home as presented is that in the March 26, 2015 hearing, Mr. John Poletto testified that he had not disclosed the massive amount of litigation surrounding the house in the Probate Courts, nor the Lis Pendens that he was sent a copy of months earlier when Eliot presented it to the Court in October 2014 in order to get approval to file it and that he would do nothing to scare buyers away from the sale by disclosing these facts. This failure to disclose a major liability to the buyer could only lead to further litigation for all parties, especially to a buyer that the facts were intentionally and with scienter concealed from in violation of real estate disclosure rules.

WHEREFORE, Eliot requests that this Court enter an order;

- i. to halt the sale of the 7020 Lions Head Lane, Boca Raton, FL 33496 home until full statutorily required accountings are provided to beneficiaries to determine if they would like to purchase or finance the home,
- ii. to halt the sale of the 7020 Lions Head Lane, Boca Raton, FL 33496 home until such time that a new real estate agent could properly clean the home and fix the surroundings for listing at the market value of the home,
- iii. to halt the sale until it is determined if Ted is now a qualified Trustee of the Trust of Shirley,
- iv. to halt the sale until all transaction details regarding the sale are fully disclosed to the beneficiaries,
- v. to schedule an immediate hearing at the Court's soonest available time to hear this matter in a timely matter to prevent the sale of the home,
- vi. to institute a bond for the difference of the sale price and the price Simon listed the house for of approximately \$2.4 M to cover any losses if the home was found to be

improperly sold by a not legally valid alleged Trustee Ted, who is considered predeceased for all purposes of disposition of the Shirley Trust and to cover the litigation costs that would result. If Ted and Alan Rose are confident in the legality of the sale then this is a small insurance protection to everyone they may be endangering if it turns out sour.

vii. for legal fees of Eliot Bernstein Pro Se, and

viii. any other remedies, relief, damages and sanctions this Court finds appropriate.

Filed on Wednesday, April 15, 2015

Eliot Bernstein, Pro Se, Individually, as Beneficiary of the Shirley Trust, Trustee of the Eliot Bernstein Family Trust and as legal guardian on behalf of his three minor children as alleged beneficiaries.

X

**CERTIFICATE OF SERVICE**

I, ELIOT IVAN BERNSTEIN, HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by email to all parties on the following Service List, Wednesday, April 15, 2015.

Eliot Bernstein, Pro Se, Individually, as Beneficiary of the Shirley Trust, Trustee of the Eliot Bernstein Family Trust and as legal guardian on behalf of his three minor children as alleged beneficiaries.

X

**SERVICE LIST**

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EXHIBIT 1 – PALM BEACH COUNTY SHERIFF REPORT

MOTION TO STOP SALE OF 7020 LIONS HEAD LANE PROPERTY  
Wednesday, April 15, 2015  
EXHIBIT

PALM BEACH COUNTY SHERIFF'S OFFICE PAGE 1  
CASE NO. 14029489 OFFENSE REPORT CASE NO. 14029489  
DISPOSITION: ZULU  
DIVISION: DETECTIVE

911:  
ECONOMIC CRIMES \* \* \*  
SIGNAL CODE: 14 CRIME CODE: NON CRIME CODE: OT CODE: 9546 01/23/14 THURSDAY  
ZONE: BR GRID: DEPUTY I.D.: 7704 NAME: MILLER RYAN ASSIST: TIME D 1020 A 1020 C 1021  
OCCURRED BETWEEN DATE: 12/01/12 , 0000 HOURS AND DATE: 01/31/13 , 0000 HOURS  
EXCEPTION TYPE:  
INCIDENT LOCATION: 4855 TECHNOLOGY WY APT. NO.: 700  
CITY: BOCA RATON STATE: FL ZIP: 33431

NO. OFFENSES: 00 NO. OFFENDERS: UK NO. VEHICLES STOLEN: 0 NO. PREMISES ENTERED: 0  
LOCATION: OTHER  
NO. VICTIMS: 00 NO. ARRESTED: 0 FORCED ENTRY: 0

NAME LIST:

ROLE:  
OTHER SIMON BERNSTEIN DOB: 12/02/1935  
SEX: M RACE: W HT: 506 WT: 180 HR: GRAY EYE: BROWN  
RESIDENTIAL ADDRESS: 7020 LIONSHEAD LA BOCA RATON FL 33496 HOME PHONE: 561 000-0000  
BUSINESS PHONE: 561 000-0000  
OTHER SHIRLEY BERNSTEIN DOB: 06/29/1939  
SEX: F RACE: W HT: 502 WT: 102 HR: BLOND EYE: BLUE  
RESIDENTIAL ADDRESS: 7020 LIONSHEAD RD BOCA RATON FL 33496 HOME PHONE: 561 000-0000  
BUSINESS PHONE: 561 000-0000  
COMPLAINANT ROBERT L SPALLINA DOB: 06/09/1965  
SEX: M RACE: W HT: 511 WT: 175 HR: BLACK EYE: BROWN  
RESIDENTIAL ADDRESS: 7387 WISTERIA AV PARKLAND FL 33076 HOME PHONE: 561 997-7008  
BUSINESS PHONE: 561 000-0000  
OTHER ALAN B ROSE DOB: 10/23/1965  
SEX: M RACE: W HT: 509 WT: 170 HR: BROWN EYE: BROWN  
RESIDENTIAL ADDRESS: 21145 ORMOND CT BOCA RATON FL 33433 HOME PHONE: 561 000-0000  
BUSINESS ADDRESS: 505 S. FLAGLER DR., STE. 600, WEB, FL 33401 BUSINESS PHONE: 561 355-6991  
OTHER TED BERNSTEIN DOB: 08/27/1959  
SEX: M RACE: W HT: 0 WT: 0 HR: UNKNOWN EYE: UNKNOWN  
RESIDENTIAL ADDRESS: 800 BERKELEY ST BOCA RATON FL 33484 HOME PHONE: 561 213-2322  
BUSINESS PHONE: 561 968-8984

ON 01/21/13 AT 1:45 PM I MET WITH ROBERT SPALLINA AND HIS ATTORNEY DAVID ROTH. SGT. DAVID GROOVER WAS ALSO PRESENT DURING THE INTERVIEW. WE MET AT

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CASE NO. 14029489 PALM BEACH COUNTY SHERIFF'S OFFICE PAGE 2  
OFFENSE REPORT CASE NO. 14029489  
DISPOSITION: ZULU

THE PALM BEACH COUNTY SHERIFF'S OFFICE, DISTRICT 1 CONFERENCE ROOM, WHICH IS LOCATED AT 3228 GUN CLUB ROAD, WEST PALM BEACH, FL. ROBERT SPALLINA STATED THAT HE AND HIS PARTNER, DONALD TESCHNER, MET SIMON AND SHIRLEY BERNSTEIN IN 2007. HE SAID THAT IN 2008 THE BERNSTEIN'S CAME TO THE TESCHNER AND SPALLINA FIRM. HE SAID THAT THEY (THE ATTORNEY'S OFFICE) CREATED WILLS AND TRUSTS FOR BOTH SIMON AND SHIRLEY IN 2008, AMONG OTHER PLANNING. SPALLINA TOLD US THAT SIMON HAD BEEN IN THE INSURANCE BUSINESS FOR 40 YEARS.

HE SAID THAT THE SUBJECT OF THE FIRST MEETINGS WAS THE SALE OF THE INSURANCE BUSINESS DOWN THE ROAD, AS WELL AS MOVING AROUND SOME STOCKS. SPALLINA STATED THE CONVERSATIONS WITH SIMON AND THE THOUGHT PROCESS WAS THAT ONCE SIMON SOLD THE INSURANCE BUSINESS HE OWNED, ALL THE FAMILY WOULD BENEFIT FROM IT (FINANCIALLY). HE SAID THE BUSINESS WAS NEVER SOLD, BUT A LOT OF PLANNING AND PREPARATION WAS DONE FOR IT, TO INCLUDE SETTING UP A FLORIDA LIMITED PARTNERSHIP AND A DELAWARE ASSET PROTECTION TRUST. SPALLINA STATED THAT SIMON WAS ALWAYS CONCERNED WITH CREDITOR PROTECTION. HE SAID THAT IS QUITE COMMON IN THE INSURANCE BUSINESS WORLD.

SPALLINA REITERATED THAT IN 2008, THE LAW FIRM DID THE DOCUMENTS FOR THE WILLS AND TRUSTS. HE STATED THEY (SIMON & SHIRLEY) HAVE FIVE CHILDREN AND 10 GRANDCHILDREN, AS WELL AS A STEP-GRANDCHILD.

SPALLINA SAID THAT THE ESTATE PLAN WAS SIMILAR TO MOST OTHERS, IT SAID SHOULD ONE SPOUSE DIE FIRST, THE OTHER WILL RECEIVE EVERYTHING (ALL ASSETS). HE SAID THAT UNDER BOTH TRUSTS, THE INITIAL DOCUMENTS READ THAT UPON THE SECOND DEATH, TWO CHILDREN (TED AND PAM) WERE EXCLUDED. HE TOLD US THIS TOOK PLACE SINCE BOTH TED AND PAM WERE SET UP WITH LIFE INSURANCE BUSINESSES AND THEY WANTED TO MAKE THE REMAINING CHILDREN (ELIOT, LISA, AND JILL) AS WHOLE AS THEY COULD. NOTE: TED WAS WORKING WITH SIMON IN THE INSURANCE BUSINESS DOWN HERE IN FLORIDA AND PAM RECEIVED A COMPANY IN ILLINOIS.

SPALLINA REITERATED THAT UPON THE DEATH OF THE SECOND SURVIVOR, EVERYTHING FROM BOTH TRUSTS GOES TO JILL, LISA, AND ELIOT ADDING THAT SHIRLEY HAD ONE OTHER STIPULATION IN HER TRUST, WHICH STATED THAT TED'S STEPSON, (MATTHEW LOGAN) RECEIVED \$200,000. HE TOLD ME THAT SHIRLEY HAD A LIKING TO MATTHEW SO SHE ADDED THAT TO HER TRUST, BUT THAT SIMON DID NOT BELIEVE IN THAT, THAT HE FELT EVERYTHING SHOULD GO TO BLOOD (A BIOLOGICAL CHILD). SPALLINA SAID THAT LATER ON IN 2008, SHIRLEY STATED SHE WANTED TO CHANGE HER TRUST DOCUMENTS IN REFERENCE TO THE MONEY LEFT TO MATTHEW LOGAN. HE STATED THAT AN AMENDMENT WAS CREATED, WHICH WAS SIGNED BY SHIRLEY ON NOV. 18, 2008 TAKING LOGAN OUT OF THE TRUST.

SPALLINA STATED THAT HE FELT THAT SIMON'S WISHES OVERRODE SHIRLEY'S IN THIS SITUATION. SPALLINA SAID THAT HE AND KIMBERLY MORAN (HIS EMPLOYEE & A NOTARY) WENT TO SHIRLEY'S HOME FOR THE DOCUMENT TO BE SIGNED. HE SAID THAT RACHEL WALKER, SHIRLEY'S ASSISTANT, WAS PRESENT WHEN THE DOCUMENT WAS SIGNED.

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printed by Employee Id #: 5264 on February 11, 2014 02:26:57PM

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PALM BEACH COUNTY SHERIFF'S OFFICE PAGE 3  
CASE NO. 14029489 OFFENSE REPORT CASE NO. 14029489  
DISPOSITION: ZULU

SHE AND SPALLINA ARE ON THE DOCUMENT AS WITNESSES, MORAN IS THE NOTARY FOR SHIRLEY'S SIGNATURE. HE TOLD ME THAT WAS THE LAST CHANGE SHIRLEY EVER MADE TO HER DOCUMENTS AND THAT SHE PASSED ON DECEMBER 2010. SIMON WAS STILL ALIVE AND THE TRUST READ THAT EVERYTHING WENT TO HIS BENEFIT. SPALLINA REITERATED THAT HER DOCUMENTS READ THAT UPON SIMON'S DEATH, EVERYTHING (HER ASSETS) WENT TO JILL, LISA, AND ELIOT.

How could Spallina write an estate plan, know about the policy and know Si's alleged intent and then not have a copy now of the policy and further how did he file a claim as Trustee of Lost Trust when he claims here the bene's were the children, not the now lost 1995 Simon Bernstein Irrev Ins Trust?

SPALLINA STATED THAT IN 2012, SIMON CONTACTED HIM STATING THAT HE WAS HAVING CONCERNS ABOUT HOW HE HAD ELIMINATED TED AND PAM FROM HIS TRUST. HE STATED THAT IT IS POSSIBLE THAT THESE THOUGHTS CAME ON BECAUSE PAM STARTED SENDING HIM LETTERS. HE SAID THAT SHE (PAM) HAD A LAWYER CONTACT HIS OFFICE AND ASK FOR COPIES OF SHIRLEY'S TRUST DOCUMENTS. SPALLINA SAID THAT HE MET WITH SIMON, WHO SAID THAT HE WAS CONSIDERING CHANGING HIS DOCUMENTS. HE SAID THAT ONE OF THE CHANGES DISCUSSED WAS HOW TO INCLUDE TED AND PAM'S CHILDREN.

SPALLINA STATED THAT SIMON HAD A LIFE INSURANCE POLICY WITH THE BENEFIT OF \$1,600,000. HE SAID THAT THE POLICY READ THAT IF SIMON PASSED BEFORE SHIRLEY SHE RECEIVED THE BENEFIT, BUT IF SHIRLEY PASSED BEFORE HIM, THE FIVE CHILDREN RECEIVED THE BENEFITS ONCE HE PASSED. THIS POLICY ORIGINATED OUT OF ILLINOIS. SPALLINA ADDED THAT THIS POLICY AND ITS DISTRIBUTION OF FUNDS ARE CURRENTLY IN A FEDERAL COURT BATTLE.

Eliot and his family were happy for him and Maritza. The other children were estranged.

SPALLINA STATED THAT A DISCUSSION TOOK PLACE WITH HIM AND SIMON IN 2012; REFERENCE THE FACT THAT SIMON HAD ISSUES ON HOW AND WITH WHOM FUNDS WERE GOING TO BE DISTRIBUTED TO UPON HIS DEATH. HE TOLD ME SIMON WAS HAVING RESERVATIONS ABOUT TED AND PAM NOT BEING IN HIS TRUST, AS WELL AS THAT FACT THAT HE THEN HAD A GIRLFRIEND BY THE NAME OF MARITZ PUCCIO THAT HE WANTED TO PROVIDE FOR. HE ADDED THAT NO ONE IN THE FAMILY WAS HAPPY THAT PUCCIO WAS IN SIMON'S LIFE. HE ALSO TOLD ME THAT SIMON WANTED HIS GRANDCHILDREN TO RECEIVE BENEFITS FROM THE TRUST.

Changes could not be to her beneficiaries however, which is what they tried.

SPALLINA SAID THAT SIMON FIRST SUGGESTED MAKING BENEFICIARY CHANGES ON THE AFOREMENTIONED LIFE INSURANCE POLICY. SPALLINA SAID THAT HE TOLD SIMON THAT WAS A VERY BAD IDEA. HE TOLD ME THAT THERE WAS SOMETHING CALLED AN EXERCISE OF POWER OF APPOINTMENT, PUT IN BOTH SIMON AND SHIRLEY'S TRUST DOCUMENTS. HE SAID THIS GAVE THE LIVING SPOUSE THE ABILITY TO MAKE CHANGES ON THE DECEASED SPOUSE'S DOCUMENTS. HE SAID THAT HE TOLD SIMON, THAT MAYBE THEY SHOULD EXPLORE OPTIONS WITH THAT. HE SAID SIMON TOLD HIM THAT HE WANTED TO MAKE THE NECESSARY CHANGES TO HAVE BOTH TRUSTS READ THAT THE 10 GRANDCHILDREN WERE THE BENEFICIARIES. HE TOLD ME THAT HE TOLD SIMON (SI AS HE CALLS HIM) THAT HE COULD NOT MAKE THOSE CHANGES TO SHIRLEY'S TRUST BECAUSE SHE HAD WROTE TED AND PAM AND THEIR CHILDREN AS PREDECEASED IN HER TRUST.

SPALLINA REITERATED THAT SIMON CAN DO WHATEVER HE WANTS WITH HIS ESTATE, BUT ALL HE CAN DO WITH SHIRLEY'S TRUST IS GIVE IT TO LISA, JILL, AND ELIOT'S CHILDREN. HE SAID THAT SIMON WAS NOT HAPPY ABOUT THIS. HE SAID THAT SIMON

PALM BEACH COUNTY SHERIFF'S OFFICE PAGE 4  
CASE NO. 14029489 OFFENSE REPORT CASE NO. 14029489  
DISPOSITION: ZULU

WAS VERY ADAMANT ABOUT LEAVING EVERYTHING IN THE ESTATES TO THE GRANDCHILDREN. HE ALSO SAID THAT HE ADVISED SIMON TO NOT MAKE CHANGES TO THE LIFE INSURANCE POLICY OR THE ESTATES, MAKING PUCCIO A BENEFICIARY. HE STATED THAT THIS WILL ONLY CAUSE PROBLEMS AND CREATE LITIGATION. SPALLINA SAID THE AFOREMENTIONED DISCUSSION AND MEETING TOOK PLACE IN FEBRUARY 2012. HE SAID THE MEETING CONCLUDED WITH SIMON SAYING HE NEEDED TO THINK ABOUT THINGS.

What is Spallina doing advising him to not leave Maritza anything, like it is his money. What problems would it cause and to whom?

HE TOLD ME THAT THREE MONTHS LATER, SIMON CONTACTED HIM STATING HE KNEW WHAT HE WANTED TO DO. HE SAID THAT SIMON TOLD HIM HE WANTED TO LEAVE HIS INSURANCE POLICY ALONE, BUT THAT HE WANTS BOTH TRUSTS TO GO TO HIS 10 GRANDCHILDREN. SPALLINA SAID THAT HE EXPLAINED TO HIM AGAIN, THAT ONLY HIS TRUST, NOT SHIRLEY'S CAN GO TO BOTH GRANDCHILDREN, UNLESS HE TAKES ALL OF THE ASSETS OUT OF THE SHIRLEY TRUST AND PUTS THEM INTO HIS NAME. HE SAID THE COST OF TAKING THE ASSETS OUT OF SHIRLEY'S TRUST WOULD HAVE BEEN SIGNIFICANT, BECAUSE SHIRLEY'S DEATH OCCURRED BEFORE FEDERAL ESTATE TAX CHANGES TOOK PLACE, SO AS LONG AS IT STAYED IN HER ESTATE IT WOULD BE FREE OF TAX, BUT SHOULD IT GO TO SIMON'S TRUST IT WILL BE TAXED.

This is a false statement by Detective Miller as Simon has never signed a Waiver that was not forged or improper and so Simon never did sign a Waiver.

THERE WAS ALSO AN ISSUE OF SUBJECTING THE ASSETS FROM SHIRLEY'S ESTATE TO CREDITORS IF IT WENT TO SIMON'S ESTATE. SPALLINA TOLD ME THAT AT THIS TIME, SIMON SAID "GET MY CHILDREN ON THE PHONE". HE SAID THAT SIMON TOLD HIM THAT HE WANTED HIS CHILDREN TO AGREE THAT ALL ASSETS FROM BOTH TRUSTS GO TO THE 10 GRANDCHILDREN. HE SAID THAT SIMON TOLD HIM HE (SIMON) COULD GET THEM TO AGREE. SPALLINA CONFIRMED THAT THIS CONVERSATION OCCURRED ON THE SAME DATE, DURING THE SAME PHONE CALL (CONFERENCE CALL), REGARDING THE WAIVER OF ACCOUNTING FORM FOR SHIRLEY'S ESTATE IN PBSO CASE #13-097087.

This is wholly fabricated as Si called Eliot to set up the call days before the call with Spallina and Si made the call from his home and not Spallina's office.

FROM A PREVIOUS INVESTIGATION DONE BY ME, I FOUND THAT SIMON SIGNED THE WAIVER OF ACCOUNTING ON 04/09/12, SO IT IS POSSIBLE THAT THE PHONE CALL OCCURRED ON THAT DATE. I HAD ALSO NOTED IN MY REPORT THAT THERE WAS SOME DISCUSSION OF INHERITANCE AND WHO WAS TO GET WHAT. SPALLINA SAID THAT DURING THE PHONE CALL, ALL FIVE KIDS AGREED THAT CHANGING THE INHERITANCE OF BOTH ESTATES TO THE GRANDCHILDREN WAS A GREAT IDEA. HE SAID THAT ELIOT SPOKE THE MOST, STATING THINGS SUCH AS, GREAT IDEA DAD, WHATEVER YOU WANT TO DO, WHATEVER MAKES YOU FEEL BEST, WHATEVER IS BEST FOR YOUR HEALTH DAD.

Why would Si sign a Waiver on April 09, 2012 if the meeting with his three beneficial children to agree was not until May 10, 2012, something does not add up in Spallina web of lies.

SO, AFTER THE AFOREMENTIONED PHONE CALL, NEW DOCUMENTS WERE DRAWN UP FOR SIMON'S ESTATE. THESE NEW DOCUMENTS GAVE EVERYTHING TO ALL 10 GRANDKIDS. HE ALSO EXERCISED HIS POWER OF SHIRLEY'S ESTATE, LEAVING EVERYTHING TO ALL 10 GRANDKIDS, EVEN THOUGH LEGALLY HE COULD NOT INCLUDE TED AND RAM'S KIDS BECAUSE OF THE PREDECEASED LIMITATION. HE SAID THESE DOCUMENTS WERE EXECUTED AT THE END OF JULY 2012. HE SAID SEVEN WEEKS LATER SIMON DIES, UNEXPECTEDLY. I FOUND THAT SIMON PASSED ON SEPTEMBER 13, 2012 OF A HEART ATTACK.

Si was being terrorized by four of five children and seven of 10 grandchildren and Eliot did agree that whatever would get them to seize their elder abuse he would do for his father but not until he saw all docs.

SPALLINA SAID APPROXIMATELY TWO MONTHS AFTER THAT, HIS OFFICE RECEIVED A REQUEST FROM ELIOT'S ATTORNEY, CHRISTINE YATES, FOR ALL DOCUMENTS RELATING TO

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PALM BEACH COUNTY SHERIFF'S OFFICE PAGE 5  
CASE NO. 14029489 OFFENSE REPORT CASE NO. 14029489  
DISPOSITION: ZULU

SIMON AND SHIRLEY BERNSTEIN, TO INCLUDE DOCUMENTS RELATING TO BERNSTEIN FAMILY REALITY, WHICH OWNS A HOME THAT ELIOT AND HIS FAMILY LIVE IN. HE SAID THAT HIS HOME IS ACTUALLY OWNED AND IS FUNDED BY THREE TRUSTS THAT SIMON CREATED. THE THREE TRUSTS ARE IN THE NAME OF ELIOT'S THREE CHILDREN, (JACK, JAKE, AND DAN).

SPALLINA TOLD ME THAT HE AND HIS PARTNER HAD DISCUSSIONS REFERENCE TO FULFILLING SIMON'S WISHES OF ALL 10 GRANDCHILDREN RECEIVING THE BENEFITS FROM BOTH SIMON AND SHIRLEY'S TRUSTS. HE SAID THAT HE AND HIS PARTNER, DONALD TESCHNER, DISCUSSED DOING A SCRIVENER'S AFFIDAVIT REFERENCE REINSTATING TED AND PAM'S CHILDREN INTO SHIRLEY'S TRUST, SINCE THEIR NOTES WERE UNCLEAR TO AS IF THE GRANDCHILDREN WERE OR WERE NOT DEEMED PREDECEASED, AS TED AND PAM WERE. HE TOLD ME THAT THE DECISION WAS MADE TO NOT DO THE SCRIVENER'S AFFIDAVIT, DUE TO THE CHANCE THAT IT MAY NOT WORK. HE SAID THOUGH, THAT AGAINST HIS BETTER JUDGMENT HE ALTERED THE FIRST PAGE OF THE FIRST AMENDMENT TO THE SHIRLEY BERNSTEIN TRUST AGREEMENT, BEFORE HE TURNED IT OVER TO YATES. THE ORIGINAL WAS MENTIONED EARLIER ON IN THIS REPORT AND STATES THAT SHIRLEY SIGNED IT ON NOVEMBER 18, 2008. IT TOOK MATTHEW LOGAN OUT OF THE TRUST.

SPALLINA SAID THAT THEY NOTICED THAT THE FIRST PAGE OF THE DOCUMENT SKIPPED FROM ONE TO THREE, SO HE TOOK IT UPON HIMSELF TO ADD IN NUMBER TWO, BEFORE SENDING IT TO YATES. THE CHANGE THAT NUMBER TWO MADE TO THE TRUST, AMENDED PARAGRAPH E OF ARTICLE III, MAKING IT READ THAT ONLY TED AND PAM WERE CONSIDERED PREDECEASED, NOT THEIR CHILDREN. HE SAID THE ORIGINAL TRUST STATES THAT TED, PAM, AND THEIR CHILDREN ARE DEEMED PREDECEASED. SPALLINA SAID HE DID THIS AT THIS OFFICE IN BOCA RATON, FLORIDA. HE SAID THAT NO ONE ELSE TOOK PART IN ALTERING THE DOCUMENT. HE SAID THAT HE DID IT TO MAKE SIMON'S WISHES AND THE VERBAL AGREEMENT FROM THE APRIL 2012 PHONE CONVERSATION COME TRUE. SPALLINA STATED THAT ALTHOUGH HE CREATED THE ALTERED FORM AND ATTACHED IT TO THE ORIGINALLY SIGNED/NOTARIZED FORM, HE RECEIVED NO INCOME OR GAIN FROM IT. HE STATED HE SOLELY DID IT TO FULFILL SIMON'S WISHES. HE CONFIRMED THAT THIS ALTERED DOCUMENT DID NOT GET FILED WITH THE COURTS.

SPALLINA STATED THAT AGAINST HIS ADVICE, A DISTRIBUTION WAS MADE FROM ONE OF THE TRUSTS AFTER SIMON'S DEATH. HE STATED THAT HE ADVISED AGAINST THIS AND WHEN SIMON PASSED, A FORMER PARTNER FILED A CLAIM AGAINST THE ESTATE FOR \$2,500,000.

SPALLINA ALSO TOLD ME THAT IN 2006, ALL OF THE GRANDCHILDREN RECEIVED TRUSTS FROM SHIRLEY AND SIMON. HE STATED THAT YATES WAS ACTUALLY THE ATTORNEY FOR ELIOT'S CHILDREN'S TRUSTS. SPALLINA STATED THAT SIMON WANTED ELIOT'S KIDS TO HAVE A HOME, BUT DID NOT WANT THE HOME IN ELIOT'S NAME.

SPALLINA ALSO TOLD ME THAT IN 2009 SIMON CAME TO HIM AND SAID HE IS BUYING A HOUSE FOR ELIOT AND HIS FAMILY TO LIVE IN, BUT HE DOES NOT WANT ELIOT TO OWN THE HOME. HE SAID THAT SIMON TOLD HIM THAT HE WANTED ELIOT'S

Teschner and Spallina then conspire post mortem to make changes to Shirley and Simon's estate documents.

SPALLINA ALTERS TRUST DOCUMENTS IN SHIRLEY TRUST TO CHANGE BENEFICIARIES AND COMMITS FRAUD BUT WHY? FURTHER LIES TO JUDGE COLIN IN HEARING AND TELLS HIM IT IS THE TEN GRANDCHILDREN TOO and perpetrates another fraud on the court.

Did Spallina report this to the proper authorities or court? No and instead lies to them.

Now allegedly we have Moran committing forgery and post mortem crimes and saying she acted alone and now Spallina altering others and alone and who buys this?

It was a May 10, 2012 phone call although Simon allegedly signed his documents in April 2012, story again is wholly false. See Simon April 09, 2012 docs.

Not all grandchildren, only 6 of 10

PALM BEACH COUNTY SHERIFF'S OFFICE PAGE 6  
CASE NO. 14029489 OFFENSE REPORT CASE NO. 14029489  
DISPOSITION: ZULU

CHILDREN'S THREE TRUSTS TO OWN THE HOME. HE THEN SET UP A LIMITED LIABILITY COMPANY, WHICH IS BERNSTEIN FAMILY REALTY. HE SAID THAT SIMON SET UP AN ACCOUNT AT LEGACY BANK. HE SAID THAT SIMON FUNDED THE ACCOUNT, TO PAY FOR THE EXPENSES AT THE HOUSE. RACHEL WALKER WAS IN CHARGE OF PAYING THOSE EXPENSES. HE SAID THAT AT SIMON'S DEATH THE ACCOUNT HAD VERY LITTLE MONEY IN IT. HE SAID THIS WAS THE TYPE OF ACCOUNT THAT ONLY ENOUGH MONEY WENT INTO IT EACH MONTH TO COVER THE NECESSARY EXPENSES FOR THE HOME, SUCH AS POWER, WATER, AND MORTGAGE.

SPALLINA STATED THAT PRIOR TO SIMON'S DEATH, HE WAS THE MANAGER OF BFR, BUT AFTER HIS DEATH IT WAS TRANSFERRED TO OPPENHEIMER TRUST COMPANY, BECAUSE NO ONE IN THE FAMILY WANTED TO MANAGE IT. HE STATED THIS WAS BECAUSE NO ONE WANTED TO DEAL WITH ELIOT. HE SAID OTC BECAME THE TRUSTEE AND THE LEGACY BANK ACCOUNT GOT CLOSED OUT SINCE THE ACCOUNT HAD MINIMAL FUNDS IN IT AND SIMON WAS NO LONGER ALIVE TO FUND IT. HE STATED THAT OTC OPENED UP THEIR OWN BFR TRUST ACCOUNT. HE SAID THAT WHEN THIS OCCURRED, THERE WAS APPROXIMATELY \$80,000 IN EACH OF ELIOT'S CHILDREN'S TRUSTS. HE SAID THAT ELIOT STARTED CALLING UP OTC ASKING FOR THEM TO PAY BILLS.

SPALLINA SAID THE PROBLEM IS THAT SINCE NEITHER ELIOT NOR HIS WIFE WERE WORKING, THEY WERE ALSO ASKING FOR THEIR CREDIT CARD BILLS TO BE PAID, ALONG WITH THE NORMAL LIVING EXPENSES. HE STATED THAT THE CREDIT CARD BILLS SHOWED CHARGES TO HIGH END RESTAURANTS, SUCH AS CAPITAL GRILL. SPALLINA SAID THAT DUE TO THE EXPENSES BEING PAID BY THE THREE CHILDREN'S TRUST, TO INCLUDE PRIVATE SCHOOL, THE TRUSTS WERE DRAINED BY AUGUST 2013.

SPALLINA STATED THAT TED BERNSTEIN IS THE TRUSTEE FOR SHIRLEY'S TRUST. HE SAID THAT SHIRLEY HAD A CONDO THAT WAS SOLD FOR \$1,400,000 AND THAT MONEY WENT INTO THE TRUST. HE SAID THAT TED DISCUSSED WITH HIS SIBLINGS, POSSIBLY EXCLUDING ELIOT, THAT THERE WAS CONCERN ABOUT A CREDITOR GETTING SOME OF THE MONEY. HE SAID THAT TED MADE A DISTRIBUTION TO SEVEN OF THE 10 GRANDCHILDREN'S TRUSTS. FOUR OF WHICH INCLUDE TED'S THREE CHILDREN AND PAM'S CHILD. SPALLINA SAID THAT TED ONLY FUNDED SEVEN OF THE GRANDCHILDREN, BECAUSE ELIOT REFUSED TO OPEN ACCOUNTS FOR HIS THREE KIDS SO THAT TED COULD FUND THEM. HE SAID THAT IN SEPTEMBER OF 2013, \$80,000 WAS DISTRIBUTED TO EACH OF THE SEVEN TRUSTS, WHICH IS A TOTAL OF \$560,000. SPALLINA REITERATED THAT TED WAS TOLD TO NOT MAKE DISTRIBUTIONS.

SPALLINA WAS ASKED AND CONFIRMED THAT THE ALTERED DOCUMENT REFERENCE SHIRLEY'S TRUST, IS THE ONLY MISTAKE THAT HE MADE. HE IS NOT AWARE OF ANY OTHER MISTAKES.

I WAS SUPPLIED A COPY OF THE ALTERED DOCUMENT BY SPALLINA ON 01/22/14. THIS NARRATIVE IS NOT A VERBATIM ACCOUNT OF THE INTERVIEW WITH SPALLINA. FURTHER INVESTIGATION WILL CONSIST OF MEETING WITH SIMON AND SHIRLEY'S CHILDREN, IN ATTEMPT TO GAIN STATEMENTS FROM THEM.

This has nothing to do with how the Manager role transfers in the LLC and Spallina is in no way a part of that. Nobody asked Eliot who is the legal guardian and under the documents would decide the next manager after Simon and this further evidences Spallina's criminal intent against Eliot and family.

Spallina is the one who told Eliot to call Janet to pay the bills as he made her the new Manager and she would be handling. Eliot never heard of her before.

This whole convoluted story about BFR is BS. For months after Si died this account in his name only was used illegally. When Legacy bank found out they siezed account. Then Spallina himself transferred the manager role, with no authority to Janet Craig at Oppenheimer, against the operating agreement of the LLC which called for a vote of the Members (Eliot as Guardian of his children the Members), which Spallina illegally evaded doing. This led to hijacking of BFR and raiding the funds of BFR and the trusts.

Is Spallina Ted's counsel?

This is not the only mistake he made, in fact his law firm notary who he is responsible for committed six acts of FORGERY and FRAUD and signed documents post mortem for Simon.

PALM BEACH COUNTY SHERIFF'S OFFICE PAGE 7  
CASE NO. 14029489 OFFENSE REPORT CASE NO. 14029489  
DISPOSITION: ZULU

DETECTIVE RYAN W. MILLER #7704  
01/24/14 @ 1153 HRS.  
TRANS. VIA EMAIL/COPY/PASTE: 01/29/2014/MDR/#6405

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printed by Employee Id #: 5264 on February 11, 2014 02:26:57PM  
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PALM BEACH COUNTY SHERIFF'S OFFICE PAGE 1  
CASE NO. 14029489 SUPPLEMENT 1 OFFENSE REPORT CASE NO. 14029489  
DISPOSITION: SULO  
DIVISION: DETECTIVE

911:  
ECONOMIC CRIMES \* \* \*  
SIGNAL CODE: 14 CRIME CODE: NON CRIME CODE: OT CODE: 9546 01/29/14 THURSDAY  
ZONE: BR GRID: DEPUTY I.D.: 7704 NAME: MILLER ASSIST: TIME D 1020 A 1020 C 1021  
OCCURRED BETWEEN DATE: 12/01/12 , 0000 HOURS AND DATE: 01/31/13 , 0000 HOURS  
EXCEPTION TYPE:  
INCIDENT LOCATION: 4855 TECHNOLOGY WY APT. NO.: 700  
CITY: BOCA RATON STATE: FL ZIP: 33431  
NO. OFFENSES: 00 NO. OFFENDERS: UK NO. VEHICLES STOLEN: 0 NO. PREMISES ENTERED: 0  
LOCATION: OTHER  
NO. VICTIMS: 00 NO. ARRESTED: 0 FORCED ENTRY: 0

ON JAN. 28, 2014 I MET WITH TED BERNSTEIN WHO WAS ACCOMPANIED BY ATTORNEY ALAN ROSE. ROSE IS A CIVIL ATTORNEY, SPECIALIZING IN PROBATE AND BUSINESS LITIGATION. THIS INTERVIEW TOOK PLACE AT THE PALM BEACH COUNTY SHERIFF'S OFFICE, SPECIAL INVESTIGATIONS DIVISION'S CONFERENCE ROOM, LOCATED AT 3228 GUN CLUB ROAD, WEST PALM BEACH, FLORIDA 33406 AT 11:46 A.M. THE FOLLOWING IS A NON-VERBATIM ACCOUNT OF THE INTERVIEW:

TED STATED THAT HE AND HIS FATHER SIMON HAD AN OFFICE TOGETHER. HE TOLD ME THAT IN 2007 HE HAD NOTICED THAT TESCHER AND SPALLINA STARTED FREQUENTING THE OFFICE AND THEY CONTINUED TO VISIT THE OFFICE QUITE OFTEN INTO 2008. HE SAID THAT HE THEN REALIZED THAT HIS PARENTS WERE CONDUCTING THEIR ESTATE PLANNING. HE SAID THAT HE WAS NOT ASKED TO BE PART OF THE PLANNING, NOR DID HE INQUIRE ABOUT IT. TED TOLD ME THAT HE IS THE ELDEST CHILD OF FIVE, TO INCLUDE JILL, LISA, RAM, AND ELIOT. THE OFFICE FOR THE INSURANCE AGENCY THAT TED AND SIMON WORKED TOGETHER AT IS LOCATED AT 950 PENINSULA CORPORATE CIRCLE, BOCA RATON, FL 33487.

TED STATED THAT HE FOUND OUT UPON HIS FATHER'S DEATH, THAT HE WAS THE TRUSTEE FOR HIS MOTHER'S TRUST. HE TOLD ME THAT THE ATTORNEY'S (TESCHER AND SPALLINA) MADE HIM AWARE OF THIS. HE SAID HE WAS ALSO INFORMED HE WAS A CO-TRUSTEE FOR SOME OTHER ACCOUNT. HE TOLD ME THAT HE IS NOT GOING TO INHERIT AN INSURANCE AGENCY, BUT THAT HE AND HIS FATHER WERE PARTNERS. HE STATED THAT HE OWNS STOCK IN THE AGENCY WITH NO OPTION FOR HIM TO INHERIT OR PURCHASE HIS FATHER'S INTEREST IN THE COMPANY. HE COMMENTED ON THE FACT THAT THE BUSINESS MAKES LITTLE INCOME THESE DAYS.

TED STATED THAT IN THE FIRST PART OF 2012, HIS FATHER (SIMON) HAD A

There was a buy sell done, what happened to it?



PALM BEACH COUNTY SHERIFF'S OFFICE PAGE 2  
CASE NO. 14029489 SUPPLEMENT 1 OFFENSE REPORT CASE NO. 14029489  
DISPOSITION: ZULU

DISCUSSION WITH HIM, REFERENCE AN ISSUE THAT PAM RAISED WITH SIMON ABOUT HOW THE DOCUMENTS FOR THE TRUSTS WERE DRAWN UP. HE TOLD ME THAT HE BELIEVED PAM HAD SENT SIMON SOME INFORMATION OR A BOOK RELEVANT TO HER VIEW ON HOW YOU DO ESTATE PLANNING WHEN CHILDREN AND GRANDCHILDREN ARE INVOLVED. HE SAID THAT HIS FATHER DID ASK HIM HIS OPINION ON THINGS AND TED TOLD HIM THAT HE DID FEEL THAT THE GRANDCHILDREN MAY NOT UNDERSTAND IT IF THEY DID NOT RECEIVE AN INHERITANCE. HE STATED THAT HIS FATHER TOLD HIM THAT HE MADE A REALLY GOOD POINT AND SOMETHING TO CONSIDER. TED SAID THAT SOON AFTER THAT CONVERSATION HIS FATHER ANNOUNCED THAT HE WANTED TO TALK WITH HIS CHILDREN ABOUT THE DISTRIBUTION OF HIS AND SHIRLEY'S ASSETS UPON HIS DEATH. HE TOLD ME THAT A CONFERENCE CALL MEETING TOOK PLACE INCLUDING HIS (SIMON'S) FIVE CHILDREN, SIMON, AND SPALLINA. HE SAID THAT THE CONVERSATION WENT REALLY WELL AND SIMON GOT TO PROVIDE HIS WISHES VERY CLEARLY.

Pam is telling Simon how to estate plan, now that is funny as Si taught Pam as he was the 40 year expert. Spallina however tipped off Pam attorney that Ted and Pam and their children were cut out of the estates.

The grandchildren, what about Ted himself being cut out that he was outraged over.

HE STATED THAT SPALLINA EXPLAINED THE PROCESS LEGALLY, BUT HIS FATHER MADE A STATEMENT AND ASKED EACH CHILD DIRECTLY, HOW THEY FELT ABOUT IT. TED SAID THAT IT WAS TOLD TO HIM AND HIS SIBLINGS THAT SIMON WAS LEAVING ALL OF HIS WEALTH TO HIS 10 GRANDCHILDREN EQUALLY. HE SAID THAT SIMON TOLD THEM THAT THEY (THE CHILDREN) WERE EACH GETTING 1/5 OF A LIFE INSURANCE POLICY. TED SAID THAT IT WAS OBVIOUS THAT HIS FATHER WAS NOT ASKING FOR PERMISSION, BUT STATING CLEARLY WHAT HE THOUGHT WAS RIGHT. TED SAID THAT EACH CHILD STATED THEY FELT OK ABOUT THE DECISION AND THAT IT WAS HIS WEALTH TO MAKE DECISIONS WITH. TED STATED THAT HE BELIEVES THIS WAS THE SAME PHONE CALL WHERE HE WAS TOLD BY SPALLINA HE, AS WELL AS SIBLINGS, WOULD BE RECEIVING FORMS THEY NEEDED TO SIGN AND RETURN. HE STATED THAT SOON AFTER THIS CALL HE RECEIVED THE WAIVER OF ACCOUNTING FORM FOR HIS MOTHER'S ESTATE. THIS IS THE DOCUMENT DISCUSSED IN PBSO CASE # 13-097087.

But now Ted claims a lost trust is the beneficiary in Federal court.

We were told we were getting "forms" note plural and the documents regarding our inheritances, those with inheritances, before anything would be done. We, Eliot, Lisa and Jill got one document only. The waiver of accounting that was never docketed with the court per Judge Colin.

Nowhere in Shirley's trust does it state the ten grandchildren will get anything. Only mentions three children, is Ted a delusional Trustee?

TED STATED THAT HE WAS NOT INVOLVED IN ANY OTHER DISCUSSIONS REFERENCE ESTATES UNTIL HIS FATHER'S PASSING ON SEPTEMBER 13, 2012. HE SAID THAT TESCHER AND SPALLINA TOLD HIM AFTER HIS FATHER'S DEATH THAT HE WAS THE TRUSTEE FOR HIS MOTHER'S ESTATE. HE SAID OVER MANY IN PERSON MEETINGS AND PHONE CALLS HE WAS GIVEN GUIDANCE BY THE ATTORNEYS ON HOW TO PERFORM HIS DUTIES AS A TRUSTEE, BECAUSE THIS WAS ALL NEW TO HIM. HE HAD NEVER BEEN IN THIS ROLE BEFORE. HE STATED HE WAS NOT PROVIDED A CHECKLIST OR BOOK ON HOW TO PERFORM THESE DUTIES. TED SAID THAT HE MADE IT CLEAR TO HIS SIBLINGS THAT HE IS THE TRUSTEE ON SHIRLEY'S TRUST. TED STATED THAT HE WAS TOLD THAT SHIRLEY'S TRUST WAS TO BE DISTRIBUTED AMONGST HER 10 GRANDCHILDREN. TED STATED THAT HE DID NOT READ ALL OF SHIRLEY'S TRUST DOCUMENTS AND THAT SPALLINA AND TESCHER HAD BOTH TOLD HIM SEVERAL TIMES HOW SHIRLEY'S TRUST WAS TO BE DISTRIBUTED. TED SAID THAT HE DID READ IN THE DOCUMENTS WHERE THE 10 GRANDCHILDREN WERE TO RECEIVE THE ASSETS FROM THE TRUST. HE SAID THAT HE DID ISSUE A PARTIAL DISTRIBUTION TO THE SEVEN OF THE 10 GRANDCHILDREN. HE DID NOT ISSUE

TED DID NOT READ THE TRUST but acted as alleged TRUSTEE???

PALM BEACH COUNTY SHERIFF'S OFFICE PAGE 3  
CASE NO. 14029489 SUPPLEMENT 1 OFFENSE REPORT CASE NO. 14029489  
DISPOSITION: ZULU

Eliot would not take them as they are fraudulent and that is what Eliot stated in court record at hearing.

DISTRIBUTIONS TO ELIOT'S CHILDREN BECAUSE ELIOT REFUSED TO SET UP ACCOUNTS FOR THE FUNDS TO BE SENT TOO. HE ALSO TOLD ME THAT ELIOT TOLD JUDGE COLIN IN COURT THAT HE DID NOT WANT TO SET UP THE ACCOUNTS FOR HIS CHILDREN TO RECEIVE THE FUNDS, BECAUSE THE FUNDS BELONG TO HIM, NOT HIS CHILDREN. HE STATED THAT ELIOT HAD MENTIONED OTHER REASONS IN E-MAILS FOR NOT TAKING THE MONEY. HE ALSO STATED THAT ELIOT REFERENCED THE MONEY AS CRIME OR BLOOD MONEY.

Who is lying, Spallina, Ted or both and where oh where is Don still hiding. Note Tescher not at Sheriff with Spallina.

HE STATED THAT SPALLINA TOLD HIM IT WAS OK TO DISTRIBUTE THE FUNDS. HE STATED THAT TESCHER AND SPALLINA RESPONDED VIA E-MAIL ON HOW TO RECEIVE THE FUNDS, SUCH AS SETTING UP TRUST ACCOUNTS FOR THE FUNDS TO GO INTO. TED TOLD ME THAT THERE WERE CONVERSATIONS, WHERE HE WAS TOLD THAT SIMON'S ASSETS COULD NOT BE DISTRIBUTED DUE TO CREDITORS FILING AGAINST THE ESTATE, BUT HE WAS LEAD TO BELIEVE IT WAS OK TO MAKE A PARTIAL DISTRIBUTION OF FUNDS FROM SHIRLEY'S ESTATE, BUT THAT THEY WOULD NEED TO BE CAREFUL IN REGARDS TO DISTRIBUTING FUNDS THAT WERE OBTAINED THROUGH LIQUIDATING HER JEWELRY AND PERSONAL PROPERTY. TED ALSO COMMENTED THAT ONE OF THE GOALS OF MAKING THE DISTRIBUTIONS WAS TO ASSIST ELIOT AND HIS FAMILY, BECAUSE THEY WERE RUNNING LOW ON FUNDS. HE STATED THIS DERIVED FROM ELIOT'S POTENTIAL MISUSE OF FUNDS THAT WERE IN HIS CHILDREN'S TRUSTS IN RELATION TO BERNSTEIN FAMILY REALTY (ELIOT'S HOME) AND ELIOT'S SPENDING AND EXPENSES.

Whole paragraph appears delusional blabber.

TED CONFIRMED THAT HE DID NOT MAKE ANY DECISIONS IN RELATION TO SIMON'S INSURANCE POLICY GENERATED OUT OF CHICAGO, ILLINOIS. HE STATED THAT HE UNDERSTOOD THE POLICY TO BE OWNED BY SIMON PERSONALLY. HE STATED HE UNDERSTOOD THE POLICY TO READ AS, SHOULD SHIRLEY PASS BEFORE HIM, THE BENEFITS WOULD GO TO THE FIVE CHILDREN.

Ted stated in his Federal pleadings that a lost Trust was a beneficiary, not the five children. After Spallina filed a claim stating he was Trustee of the lost Trust.

TED CONFIRMED THAT HE WAS NOT THE TRUSTEE FOR SIMON'S ESTATE, BUT THAT IT WAS EXPLAINED TO HIM, VERBALLY, THAT ALL 10 GRANDCHILDREN WILL RECEIVE THE ASSETS FROM THAT ESTATE IN AN EQUAL DISTRIBUTION AT SOME POINT IN TIME. WE DID DISCUSS THE POWER OF APPOINTMENT PUT IN THE TRUST DOCUMENTS. IT APPEARED AS IF TED WAS NOT AWARE OF ANYTHING CALLED A POWER OF APPOINTMENT, UNTIL THE LAST FEW WEEKS. THAT WAS WHEN SPALLINA NOTIFIED THE COURTS OF HIS WITHDRAW FROM BEING THE ATTORNEY FOR SIMON AND SHIRLEY'S ESTATES. IT APPEARS IT WAS EXPLAINED TO HIM AT THAT TIME.

Denial denial and denial and lies, he knew about the power of appointment in hearings he testified at months earlier when it was fully discussed.

TED TOLD ME THAT HE AND HIS FATHER HAD A GOOD BUSINESS AND PERSONAL RELATIONSHIP. HE SAID THAT HE HAS A GOOD RELATIONSHIP WITH ALL OF HIS SIBLINGS, EXCEPT FOR ELIOT. HE SAID THAT HE GOT ALONG WITH HIS MOTHER, PRIOR TO HER PASSING. HE TOLD ME THAT RACHEL WALKER WAS EMPLOYED BY HIS MOTHER AND FATHER. HE SAID THAT HE GOT ALONG WITH WALKER AND THAT SHE HELPED HIS MOTHER, SHIRLEY, PRIOR TO SHIRLEY'S PASSING. TED TOLD ME THAT MARITZA PUCCIO WAS SOMEONE THAT WORKED FOR HIM AND AS WELL AS HIS PARENTS. HE STATED THAT SHE HELPED AROUND THE HOMES, CLEANING AND/OR CARING FOR CHILDREN. HE STATED THAT HE MET HER AROUND 2003 OR 2005. HE SAID THAT HE NO LONGER HAS A RELATIONSHIP

Ted and Si's personal and business relations were a mess and Ted was outraged he was disinherited with his children. Ted's problems with his parent's go back many years and he was cut out years earlier.

PALM BEACH COUNTY SHERIFF'S OFFICE PAGE 4  
CASE NO. 14029489 SUPPLEMENT 1 OFFENSE REPORT CASE NO. 14029489  
DISPOSITION: ZULU

He fails to say he hated Maritza and accused her of murder to the Sheriff and filed a complaint and began an autopsy claiming she poisoned him. Then the night of Si's death, he threw her out of the hospital and threatened that she be out of Si's house by the time he got there or else and she fled without even her possessions.

WITH HER. HE SAID THAT SIMON DID HAVE AN INTIMATE RELATIONSHIP WITH PUCCIO AFTER SHIRLEY PASSED. HE STATED THAT PUCCIO DID RECEIVE SOME TYPE OF FINANCIAL BENEFIT FROM SIMON, PRIOR TO HIM PASSING. HE SAID THAT PUCCIO WAS LIVING WITH SIMON AND HER BILLS WERE BEING PAID FOR. THIS MAY OR MAY NOT BE THE FINANCIAL BENEFIT; TED DID NOT SEEM TO BE SURE. HE DID STATE THAT IT APPEARED THAT SIMON WAS GENUINELY INVESTED INTO THE RELATIONSHIP HE HAD WITH PUCCIO.

Ted is hiding the document that left Maritza money and check that was with it, that he stole with Rachel Walker from Simon's home minutes after Simon died (with a host of other "estate" documents) and destroyed or hid them from the estate and beneficiaries.

TED SAID THAT HE HAS NOT SPOKEN TO SPALLINA ABOUT HIM WITHDRAWING FROM BEING THE ATTORNEY FOR THE TRUSTS, BUT THAT HE DID SPEAK WITH TESCHER. HE SAID THAT TESCHER TOLD HIM HE HAD BEEN MADE AWARE OF A FABRICATED DOCUMENT THAT WAS POTENTIALLY PROBLEMATIC FOR THE ESTATES. HE SAID THAT TESCHER TOLD HIM THAT SPALLINA CREATED THE FABRICATED DOCUMENT AND IT ESSENTIALLY IMPACTED THE ABILITY FOR SIMON TO DISTRIBUTE FUNDS TO ALL 10 GRANDKIDS. TED SAID THAT TESCHER TOLD HIM THAT HE HAD ONLY RECENTLY BECOME AWARE OF THIS DOCUMENT, APPROXIMATELY THREE WEEKS AGO FROM TODAY (01/29/14).

ATTORNEY ALAN ROSE PROVIDED A STATEMENT, STATING HE WISHED TO CLARIFY SOME THINGS IN REGARDS TO HOW THE ESTATE DOCUMENTS READ IN HIS OPINION. HE STATED THAT SHIRLEY'S ASSETS WENT TO LISA, JILL, AND ELIOT OR THEIR LINEAL DECEDENTS. HE STATED THAT ONCE SHIRLEY PASSED HER ASSETS WENT INTO HER TRUST. HE STATED THAT SIMON WAS THE SOLE BENEFICIARY FOR HIS LIFE. HE STATED THAT SIMON DID HAVE A POWER OF APPOINTMENT THAT HE COULD EXERCISE; REFERENCE SHIRLEY'S TRUST, CHANGING THE BENEFITS TO LISA, JILL, AND ELIOT'S CHILDREN. SIMON COULD CHANGE HIS DOCUMENTS AT ANY TIME UP TO HIS DEATH. ALAN STATED THERE IS QUESTION AS TO WHETHER OR NOT SIMON HAD THE POWER TO DISTRIBUTE THE FUNDS FROM THE TRUST TO SIX GRANDCHILDREN OR 10. THE 10 WOULD INCLUDE THE CHILDREN OF ALL FIVE OF SIMON'S KIDS.

HE STATED THAT SHIRLEY'S ORIGINAL DOCUMENTS STATE THAT TED AND PAM AND THEIR LINEAL DECEDENTS ARE CONSIDERED PREDECEASED. HE STATED THAT WERE OTHER WAYS TO MAKE SIMON'S WISHES COME TRUE FOR THE ESTATES. HE SAID THAT CHANGES COULD HAVE BEEN MADE TO SIMON'S DOCUMENTS TO REFLECT SHIRLEY'S SO THAT EQUAL DISTRIBUTIONS WERE MADE AMONGST THE 10 GRANDCHILDREN. THIS EXPLANATION OF THE DOCUMENTS GENERATED A SIMILAR IF NOT THE SAME CONCLUSION AS THAT OF SPALLINA'S FROM LAST WEEK.

I ALSO COMMUNICATED WITH ELIOT BERNSTEIN SEVERAL TIMES THIS WEEK AND LAST WEEK IN ATTEMPT TO ARRANGE AN INTERVIEW WITH HIM IN PERSON. HE CANCELED THE LAST TWO MEETINGS WE HAD SET. AT THIS TIME HE HAS REFUSED TO SET A NEW MEETING DATE.

THIS CONCLUDES MY SUPPLEMENTAL REPORT.  
DETECTIVE RYAN W. MILLER #7704  
01/29/14 @ 1425 HRS.  
TRANS. VIA EMAIL/COPY/PASTE: 01/29/2014/MDR/#6405

Eliot never refused any meeting.

PALM BEACH COUNTY SHERIFF'S OFFICE PAGE 1  
CASE NO. 14029489 SUPPLEMENT 2 OFFENSE REPORT CASE NO. 14029489

DISPOSITION: ZULU  
DIVISION: DETECTIVE

911:  
ECONOMIC CRIMES \* \* \*  
SIGNAL CODE: 14 CRIME CODE: NON CRIME CODE: OT CODE: 9546 01/31/14 THURSDAY  
ZONE: BR GRID: DEPUTY I.D.: 7704 NAME: MILLER ASSIST: TIME D 1020 A 1020 C 1021  
OCCURRED BETWEEN DATE: 12/01/12 , 0000 HOURS AND DATE: 01/31/13 , 0000 HOURS  
EXCEPTION TYPE:  
INCIDENT LOCATION: 4855 TECHNOLOGY WY APT. NO.: 700  
CITY: BOCA RATON STATE: FL ZIP: 33431

NO. OFFENSES: 00 NO. OFFENDERS: UK NO. VEHICLES STOLEN: 0 NO. PREMISES ENTERED: 0  
LOCATION: OTHER  
NO. VICTIMS: 00 NO. ARRESTED: 0 FORCED ENTRY: 0

Did he contact  
Maritza or  
Teschler????

ON 01/29/14 I ATTEMPTED TO MAKE CONTACT WITH LISA FRIEDSTEIN, JILL  
LANTONI, AND PAMELA SIMON VIA E-MAIL. THEY ARE THE THREE DAUGHTERS OF SIMON  
AND SHIRLEY BERNSTEIN. I USED THE INFORMATION THAT WAS PROVIDED TO ME BY  
ELIOT ON 09/10/13. I ATTACHED READ RECEIPTS TO THE E-MAIL. I RECEIVED A READ  
RECEIPT FROM PAMELA 01/30/14 AT 4:59 AM. ON 01/30/14 I PLACED PHONE CALLS TO  
JILL AND LISA, USING THE PHONE NUMBERS ELIOT HAD PROVIDED ME. I LEFT MESSAGES  
ASKING THEM TO CALL ME BACK. ON 01/31/14 I BRIEFLY SPOKE WITH LISA, BUT ASKED  
THAT SHE CALL BACK SO WE CAN FURTHER DISCUSS THIS CASE. TO DATE, I HAVE NOT  
RECEIVED A CALL OR E-MAIL FROM PAM OR JILL.

THIS CONCLUDES MY SUPPLEMENTAL REPORT.  
DETECTIVE RYAN W. MILLER #7704  
01/31/14 @ 1430 HRS.  
TRANS. VIA EMAIL/COPY/PASTE: 02/04/2014/MDR/#6405

printed by Employee Id #: 5264 on February 11, 2014 02:26:57PM

EXHIBIT 2 – CONDO SELLERS REPORT

MOTION TO STOP SALE OF 7020 LIONS HEAD LANE PROPERTY  
Wednesday, April 15, 2015  
EXHIBIT

Movoto Real Estate » Florida » Boca Raton » 2494 S Ocean BLVD #C5

Back to Search

### 2494 S Ocean BLVD #C5



Boca Raton, FL 33432

**Sold**    **\$2,168,000**    **19** Beds    **0** Baths    **0** Sq. Ft.  
Estimated Value

**Register or Login to see all pictures & details.**    Test Drive

#### Request More Information on Active Listings in 33432

Name

Phone       Email

Comments

Have a question? Want to see it in person?  
Fill out this form to have a Movoto specialist contact you today!

Or Call Toll-Free 888-766-8686

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Go



#### Price History for 2494 S Ocean BLVD #C5

Date	Status	Price	Price Change	Source
11/01/2014	Sold	\$2,237,000	---	County Records

**Register or Login to view the price history.**

[Why is this required?](#)

#### Public Records for 2494 S Ocean BLVD #C5

Source: County Records

#### Basic Info

19 Beds	Partial Baths: 3	Last Sale Price: <b>\$2,237,000</b>
0 Baths	Rooms: 0	Last Sale Date: 11/01/2014
0 Sq. Ft.	Land Use Code: -80	

#### Awesome Similar Homes

Real Estate listings near 2494 S Ocean BLVD #C5

1400 S Ocean BLVD #N 802, Boca Raton, FL



**\$1,025,000**  
Beds: 3  
Baths: 3.5  
Sqft: 3,000  
DOM: 810  
16

2800 S Ocean BLVD #A-4, Boca Raton, FL



**\$995,000**  
Beds: 3  
Baths: 2.5  
Sqft: 2,500  
DOM: 789  
25

1500 S Ocean BLVD #S-1504, Boca Raton, FL



**\$795,000**  
Beds: 2  
Baths: 2.5  
Sqft: 2,300  
DOM: 1051  
16

3000 S Ocean BLVD #604, Boca Raton, FL



**\$540,000**  
Beds: 2  
Baths: 2  
Sqft: 1,650  
DOM: 1055  
21

701 E Camino Real #7h, Boca Raton, FL



**\$459,000**  
Beds: 2  
Baths: 2  
Sqft: 1,400  
DOM: 502  
17

#### Thinking About Selling Your House?

Our expert Movoto Agents are here to answer any of your questions.

Name:



SELLER'S REPORT

2494 S Ocean Blvd, Apt C5, Boca Raton, FL 33432



Presented by

**Paul Saperstein**

Florida Real Estate License: BK676961



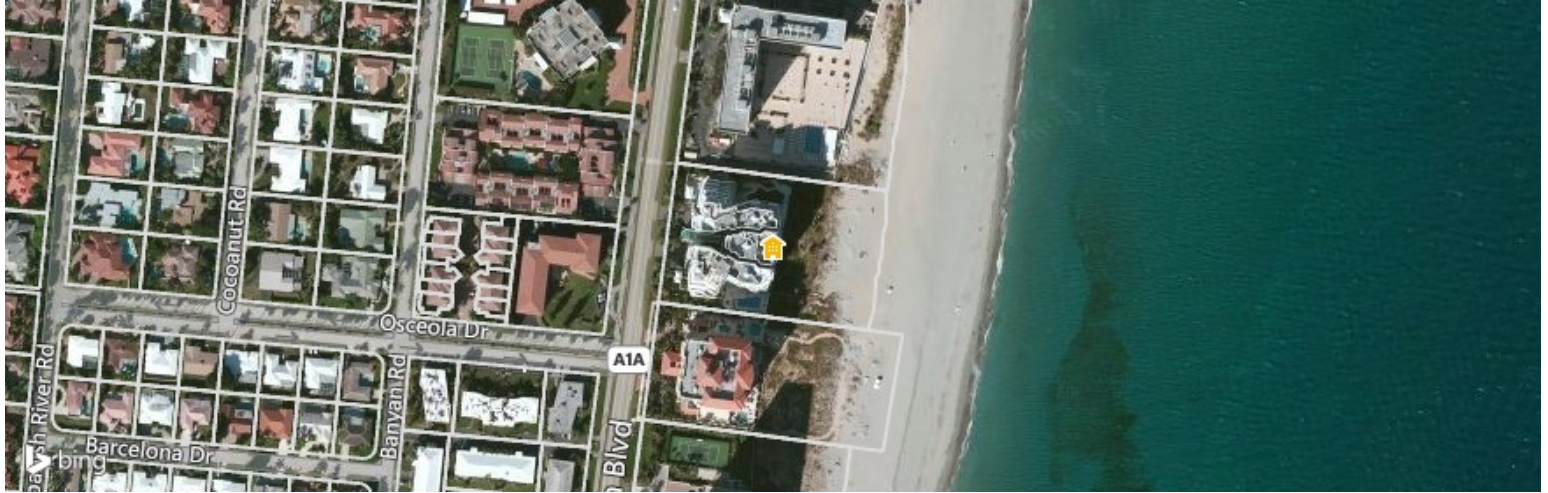
Mobile: (561) 251-5296 | Fax: (561) 455-9884

[sapsdeals@gmail.com](mailto:sapsdeals@gmail.com)

RE/MAX Advantage Plus  
3013 Yamato Rd  
Boca Raton, FL 33434



# 2494 S Ocean Blvd, Apt C5, Boca Raton, FL 33432



Legend: 🏠 Subject Property

OFF MARKET

\* Sold Date: 4/18/2013  
\* MLS listing RX-3310842, 9/18/2012

## Current Estimated Value

# \$2,254,000

Last AVM Update: 3/16/2015  
Days in RPR: 932

AVM Est. Range: \$1,780,660 – \$2,727,340

AVM Confidence: ★★☆☆☆

📉 AVM Change - Last 1 Month: -\$7,000

📈 AVM Change - Last 12 Months: 25.43%

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

# Home Facts

## Public Remarks

ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an extensive patio space area that extends around the unit. The ba... (see supplement for full remarks)

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>	
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>	
Bedrooms	<b>3</b>	<b>3</b>	
Total Baths	<b>3</b>	<b>4</b>	
Full Baths	<b>3</b>	<b>3</b>	
Partial Baths	<b>-</b>	<b>1</b>	
Living Area (sq ft)	<b>3,764</b>	<b>3,764</b>	
Lot Size	<b>1 acres</b>	<b>-</b>	
Lot Dimensions	<b>1.00 AC</b>	<b>-</b>	
Garage (spaces)	<b>-</b>	<b>2</b>	
Year Built	<b>1995</b>	<b>1996</b>	
Style	<b>-</b>	<b>4+ Floors</b>	
Heating	<b>-</b>	<b>Central</b>	
Cooling	<b>-</b>	<b>Central</b>	
Construction	<b>Masonry</b>	<b>Other</b>	
Number of Buildings	<b>0</b>	<b>-</b>	
Number of Stories	<b>5</b>	<b>1</b>	

## Homeowner Facts

Owner Name	<b>Voorheis G Wesley</b>
Mailing Address	<b>333 Bay St #910 Toronto On M5h 2R2 Canada XX</b>

## Extended Home Facts



Legend: 🏠 Subject Property

### Interior Features

<b>Appliance</b>	Auto Garage Door Opener, Water Heater - Electric, Washer, Smoke Detector(S), Refrigerator, Range-Electric, Microwave, Icemaker, Fire Alarm, Dryer, Dishwasher
<b>Cooling</b>	Central
<b>Floor</b>	Carpet, Marble
<b>Heating</b>	Central
<b>Pet</b>	Restricted
<b>General</b>	Built-In Shelves, Walk-In Closet, Split Bedrooms, Elevator, Cooking Island
<b>Room Details</b>	None

### Exterior Features

<b>Construction</b>	Other
<b>Style</b>	4+ Floors
<b>Water Front</b>	Oceanfront
<b>Parking</b>	2+ Spaces, Garage In Building
<b>Levels</b>	10.00,
<b>Utilities</b>	3-Phase Electric, Public Water, Public Sewer
<b>View</b>	Ocean
<b>General</b>	Covered Balcony

### Exterior Details

<b>Condo Project / Bldg Name</b>	ARAGON CONDO
<b>Lot Size - Acres</b>	1000.00 sq ac
<b>Neighborhood Code</b>	06A450CO

### Room Sizes

<b>Master Bedroom</b>	20x14	<b>Kitchen</b>	13x11
<b>Bedroom</b>	14x12	<b>Living Room</b>	24x18
<b>Bedroom</b>	13x11	<b>Dining Area</b>	8x8
<b>Dining Room</b>	12x12		

### Location Details

<b>Directions to Property</b>	SOUTH OF CAMINO REAL ON OCEAN SIDE
<b>Subdivision</b>	Aragon
<b>Walkability Score</b> (out of 5)	Overall: 1.2   Amenity: 2.1   Leisure: 2.1

### Homeowners Association Info

<b>Association Features</b>	Mandatory Hoa
<b>Association Y/N</b>	Yes

---

Association Dues 1

\$4,241

# Property Photos





# Historical Photos







## Property History

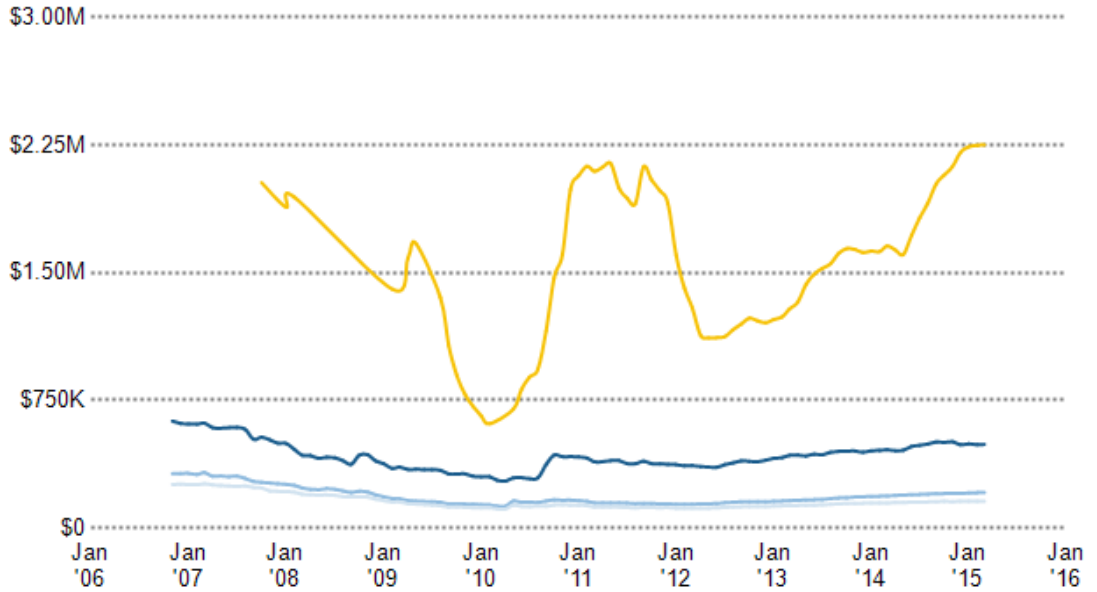
### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 33432
- Palm Beach County
- Florida



### Sales History

Sales Date	Sales Amount	Price per sq. ft.
5/6/2013	\$1,600,000	\$425
4/18/2013	\$1,600,000	\$425
7/13/2004	\$1,600,000	\$425

### Assessed Values

Date	Improvements	Land	Total	Tax
2014	—	—	\$1,450,000	\$28,344
2013	—	—	\$1,240,250	\$27,086
2012	—	—	\$1,127,500	—
2010	—	—	\$1,025,000	\$20,756
2009	—	—	\$1,175,000	—
2007	—	—	\$1,600,000	—
2006	—	—	\$1,600,000	—
2005	—	—	\$1,350,000	—

### Legal Description

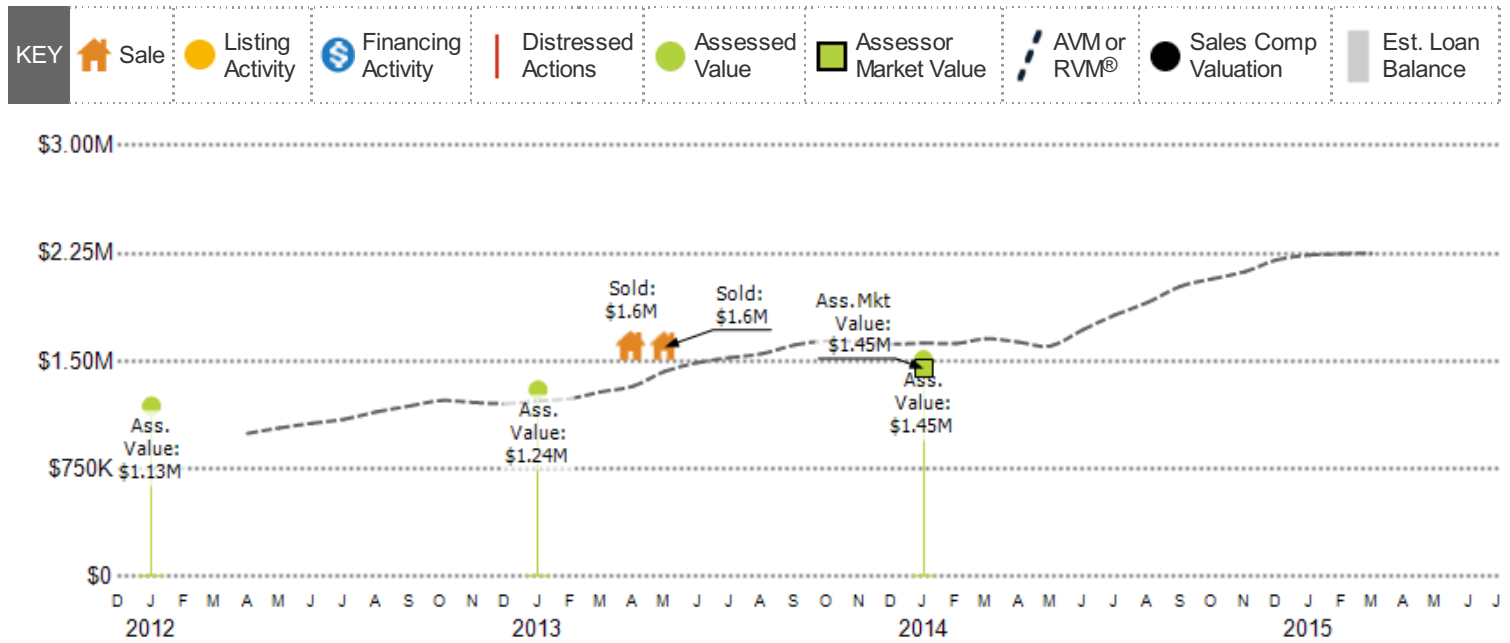
<b>Parcel Number:</b> 06-43-47-32-38-002-0035	<b>Zoning:</b> —	<b>Census Tract:</b> 120990074.202003	<b>Abbreviated Description:</b> UNIT:C-5 S CITY/MUNI/TWP:BOCA RATON SEC/TWN/RNG/MER:SEC 32 TWN 47S RNG 43E ARAGON COND UNIT C-5 BLDG SOUTH	<b>City/Municipality/Township:</b> Boca Raton, FL 33432
--	---------------------	--	---	--

### Mortgage Records

<b>Recording Date</b>	11/4/2004
<b>Borrower Name</b>	SIMON BERNSTEIN, SHIRLEY L BERNSTEIN
<b>Lender Name</b>	WELLS FARGO BANK NA
<b>Lender Type</b>	Bank
<b>Loan Amount</b>	\$800,000
<b>Document Number</b>	20040630547
<b>Loan Type</b>	Unknown
<b>Contract Date</b>	10/29/2004
<b>TD Due Date</b>	11/1/2034
<b>Finance Type</b>	Adjustable Rate
<b>Interest Rate</b>	4.75%

## Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

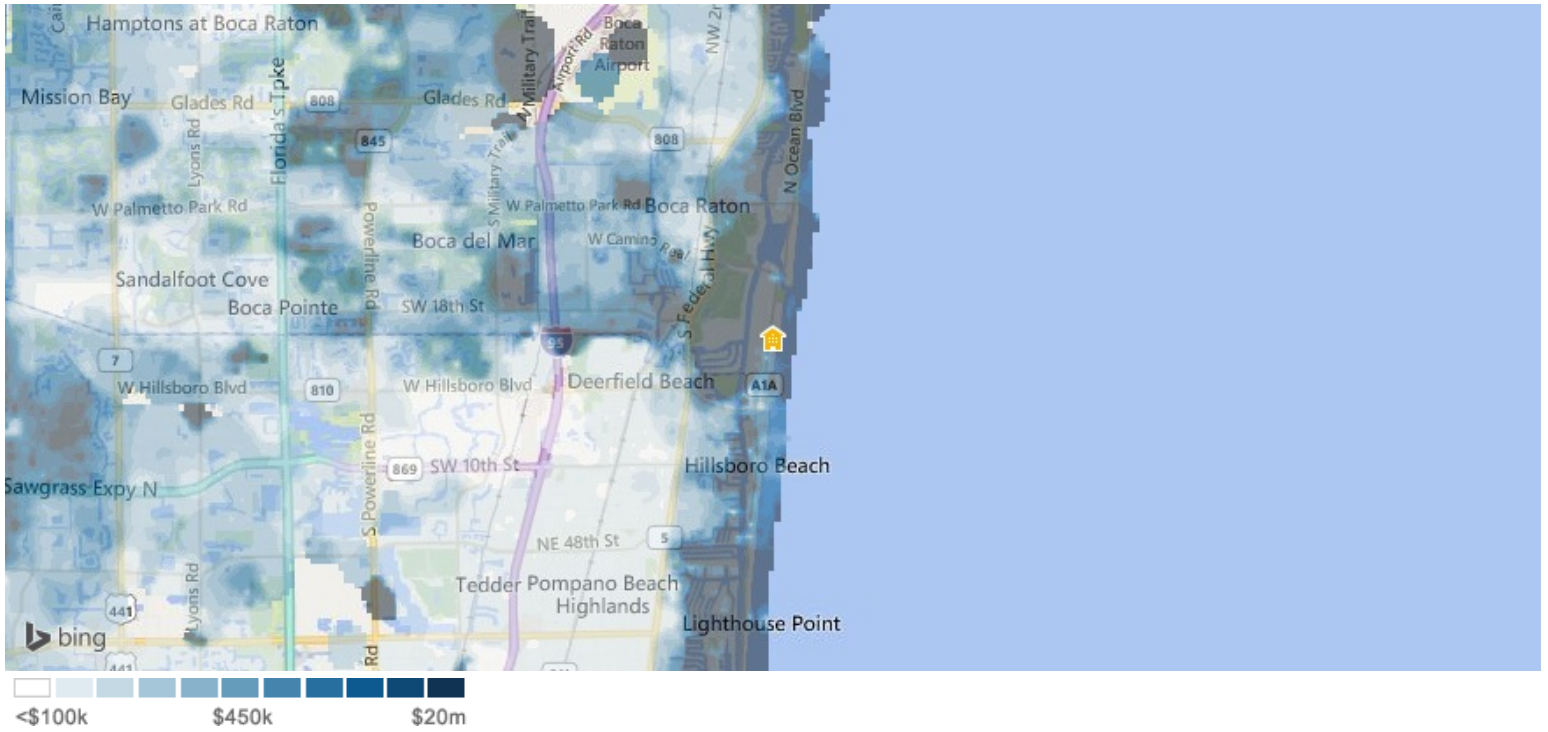


Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

# Market Activity for 33432

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

### Market Snapshot

Compared with Last Year: April 08, 2014 vs. April 08, 2015

Median Est. Home Value

**\$493K**

Up 6.8%

Median Est. Listing Price

**\$695K**

Up 1.5%

Median Days in RPR

**106**

Up 5%

Sales Volume

**49**

Down -25.8%

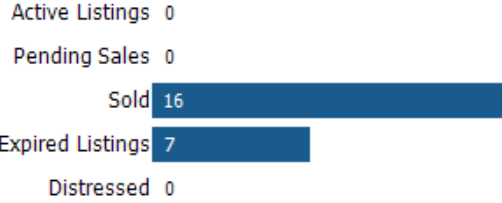
## Market Activity

This chart summarizes market activity by listing status for various time periods.

Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Monthly

### 12 Months Ago



### Last 30 Days



### Month Prior



## Listing Price vs. Sales Price

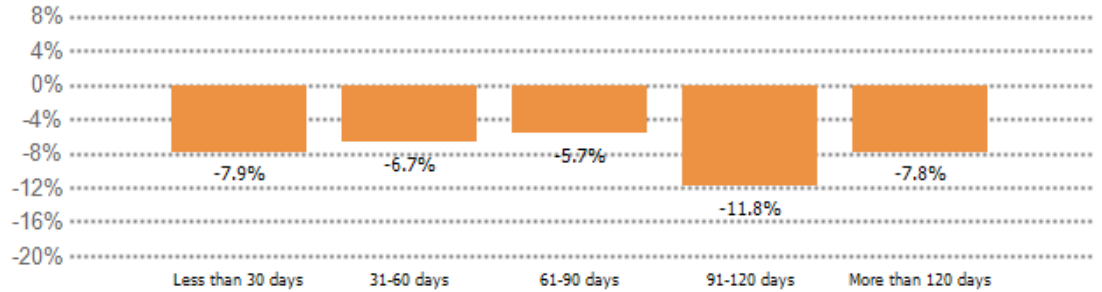
This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

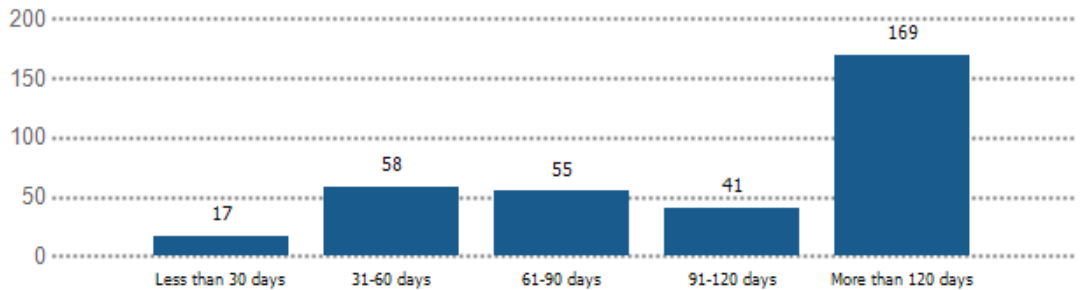
Update Frequency: Monthly

- Below Listing Price
- Number of Sales

### Percentage Difference in Price



### Number of Sales



## Average Price Adjustments

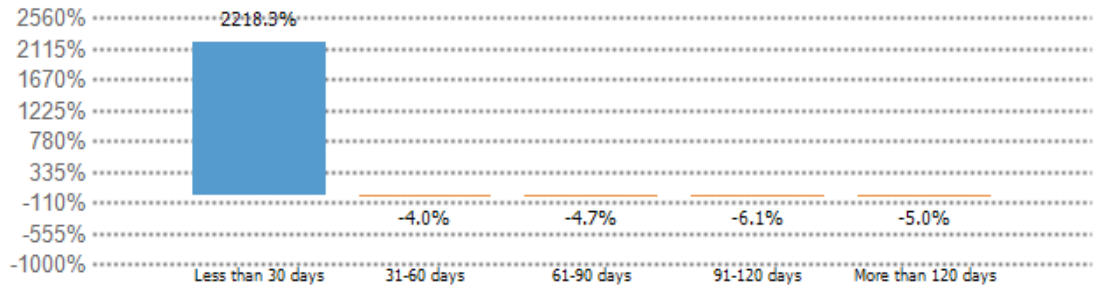
This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.

Data Source: On- and off-market listings sources

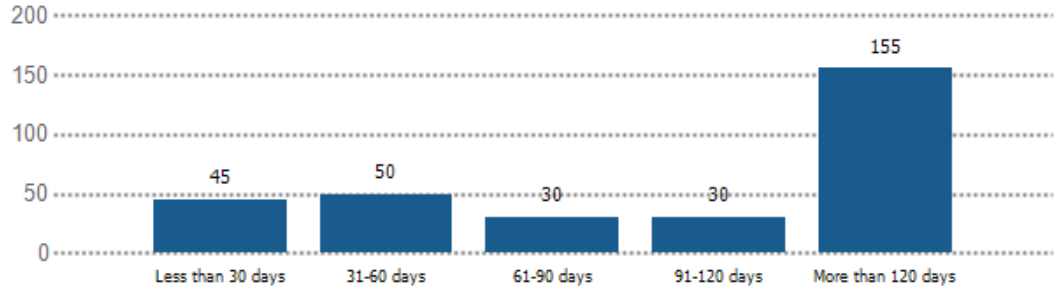
Update Frequency: Monthly

- Price Adjustments (+)
- Price Adjustments (-)
- Number of Price Adjustments - All Listings

## Percentage Change in Listing Price



## Number of Price Adjustments - All Listings



## Market Health Charts and Comparisons

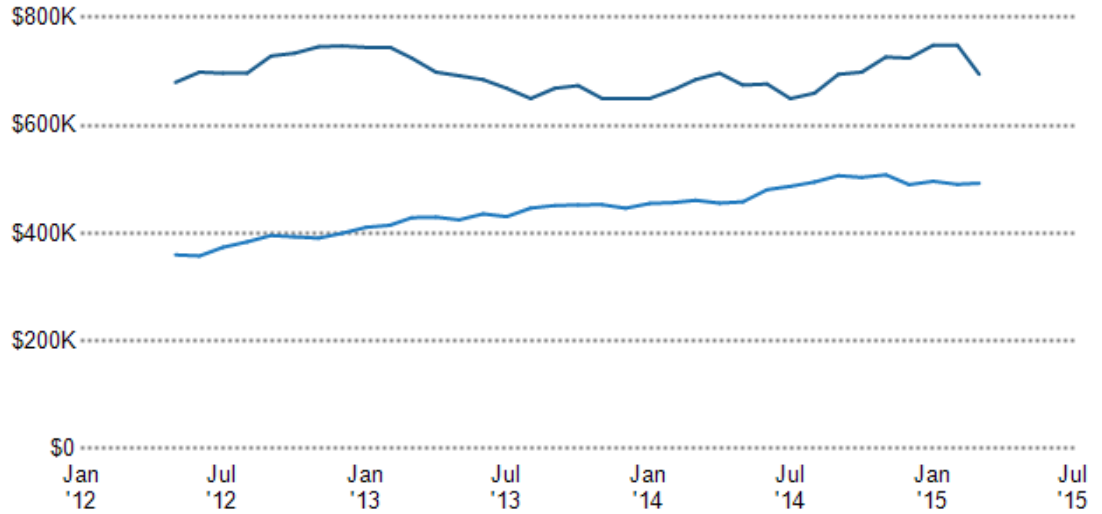
### Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



### Median Sales Price vs. Sales Volume

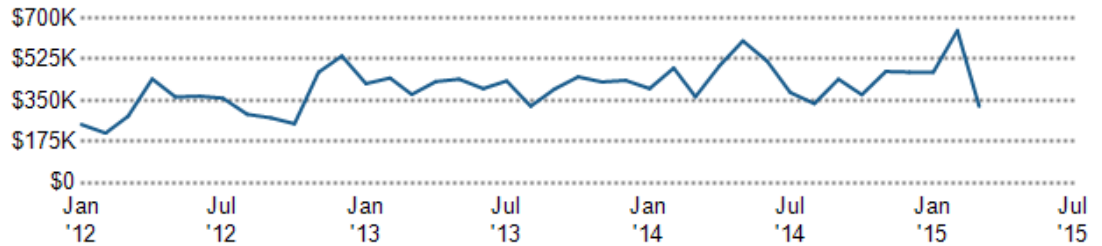
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

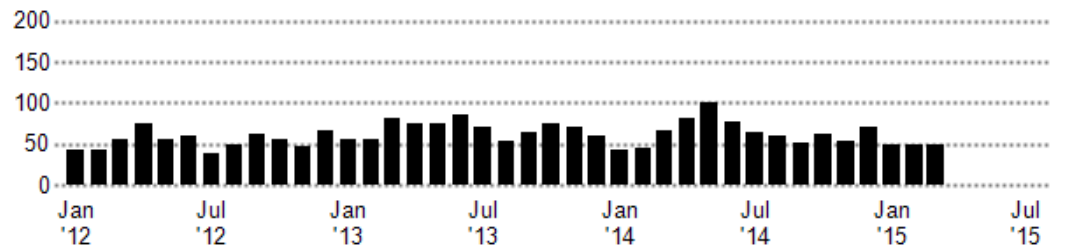
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

#### Median Sales Price



#### Sales Volume



## Median Listing Price vs. Listing Volume

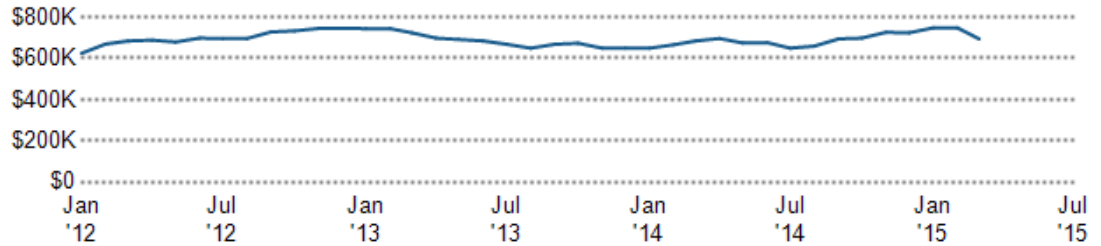
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

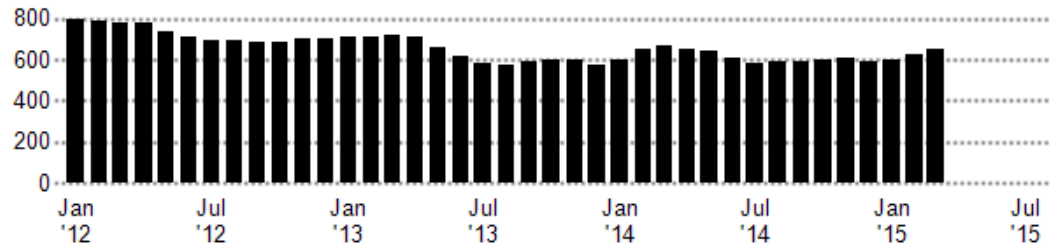
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



## Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



## Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps
- 33432

This House



Comps



33432



## Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



### This House

3,764 sq. ft. **\$2,254,000**

### Comps

> 2,400 sq. ft. **\$1,595,000**

### 33432

1,200 - 1,400 sq. ft. **\$386,666**

## Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly



### This House

\$2.3M **1**

### Comps

> \$540K **3**

### 33432

> \$540K **11**

\$480K - \$540K **1**

\$420K - \$480K **2**

\$360K - \$420K **3**

\$300K - \$360K **7**

\$180K - \$240K **6**

\$120K - \$180K **13**

< \$120K **4**

## Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



### This House

\$598 **1**

### Comps

> \$390 **2**

\$360 - \$390 **1**

### 33432

\$360 - \$390 **1**

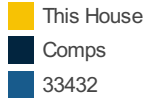
\$270 - \$300 **2**



## Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data  
Update Frequency: Monthly



### This House



### Comps



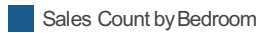
### 33432



## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data  
Update Frequency: Monthly



## Inventory of Distressed Properties

This chart shows the count of distressed properties in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

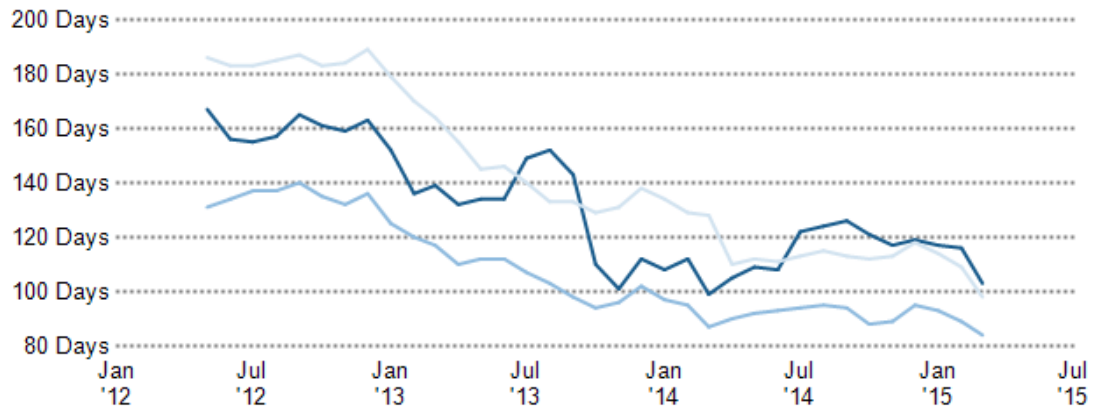
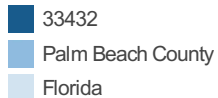


## Median Days in RPR

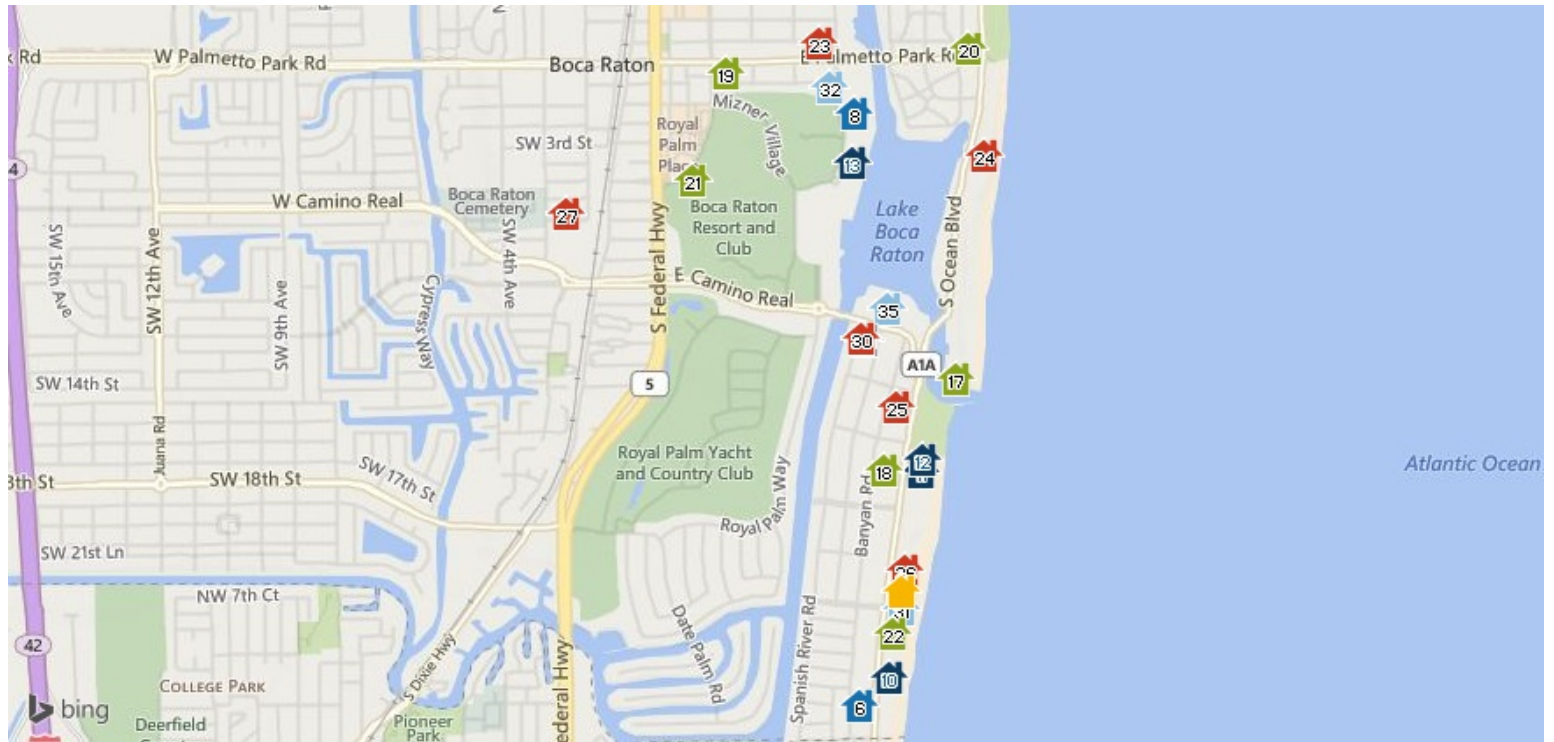
This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



## Selected Market Activity



LEGEND: Subject Property Pending Listing Expired Listing Distressed Recent Sale

	Active Listings	Pending Sales	Sold	Distressed	Expired Listings
Total Number of Properties	8	6	8	8	7
Lowest Listing Price/Est. Value	\$329,900	\$380,000	\$450,000	\$120,000	\$185,000
Median Listing Price/Est. Value	\$707,000	\$882,450	\$2,097,250	\$362,500	\$874,973
Highest Listing Price/Est. Value	\$5,250,000	\$1,050,000	\$5,100,000	\$2,395,000	\$5,495,000
Median Living Area	1,620	2,074	3,458	1,414	1,968
Median Price per sq.ft.	\$454	\$403	\$539	\$246	\$382
Median Days in RPR	8	91	187	7	387
Median Age	34	40	16	42	26

FOR SALE

Active



Address	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	400 S Ocean Blvd, Apt 28 Boca Raton, FL 33432	1111 S Ocean Blvd, #4170 Boca Raton, FL 33432	2494 S Ocean Blvd, Apt H9 Boca Raton, FL 33432	2800 S Ocean Blvd, Apt 16E Boca Raton, FL 33432
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	—	\$2,395,000 List Amount	\$450,000 List Amount	\$5,250,000 List Amount	\$689,000 List Amount
Listing Date	9/18/2012	4/1/2015	3/27/2015	3/25/2015	3/30/2015
Days in RPR	932	7	12	14	9
Price Per Sq. Ft.	\$425	\$535	\$293	\$896	\$484
Bedrooms	3	3	3	4	2
Total Baths	4	3	3	7	2
Partial Baths	1	1	1	1	—
Total Rooms	—	—	—	—	—
Living Area	3,764	4,476	1,534	5,857	1,425
Lot Size	1 acres	1 acres	—	1 acres	—
Year Built	1996	2002	1973	1995	1973
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop
MLS ID	<i>RX-3310842</i>	<i>RX-10124597</i>	<i>RX-10122727</i>	<i>RX-10122435</i>	<i>RX-10123547</i>
Listing Broker	<i>Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Listing Courtesy of Mega Real Estate Services</i>	<i>Listing Courtesy of Lang Realty/Delray Beach</i>	<i>Listing Courtesy of Premier Estate Properties Inc/BR</i>	<i>Listing Courtesy of Lang Realty/BR</i>
Description	ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...	Bank owned property, private villa in an oceanfront building with open pool overlooking intracoastal. Spacious floor plan with lots of room, gourmet kitchen, marble and granite. Upscale building in one of boca's best locations. Community pool and spa directly on the atlantic, valet and concierge 24 hours a day. Call for a private showing and let your imagination take over!	The owner of this condo put every bell and whistle possible into it. Featurng 3 large bedrooms, 2.5 baths.. Beautiful marble floors throughout in a modular Versailles pattern. Top of the line gaggenau appliances. Amazing kohler hardware including the lighted "body-spa" shower by kohler! under counter pot cooker,built in expresso/coffee machine, undercounter lighting, 9 inch floor moldings.. Beautiful fireplace with roman columns throughout the unit. There are closet and bedroom built-ins galore. Beautiful mural overlooking east boca raton in dining area. French doors leading out to balcony overlooking pool and tennis courts. Bosch dishwasher, and bosch stackable washer and dryer and laun...	Spectacular triplex penthouse at the aragon. North east direct ocean front wrap around corner finished in the finest materials and details. Custom built in 2006-7 with spacious rooms with sweeping ocean and coastline views. Magnificent great room with wrap around terrace, 9+ ceilings, impact glass, private elevator and private roof top pool. Ocean front master suite with his/her baths, stunning gourmet kitchen with butlers pantry and luxurious bedroom suites with private baths. Roof top family room with glass doors to 30x22 ocean front deck and private heated pool and spa. Endless views in every direction. Private interior elevator to each level. Full service valet, concierge boutique buil...	Imagine waking up and enjoying your morning coffee overlooking a direct and unobstructed ocean view. Paradise at its finest. High floor, 2 bedroom, 2 bath, fully tiled unit with kitchen and both bathrooms redone. Impact hurricane sliders, plus hurricane shutters on the patio, overlooking the beach and ocean. Whitehall south (now known as ocean towers) has been completely redone with all assessments paid in full. Building features magnificent new lobby, 24/7 security, beautiful new fitness facility, and onsite management, direct beach access, underground assigned parking, private elevator foyer shared by only 2 apartments, which are just a few of the building features.

Highlighted fields were changed by agent to reflect knowledge of this property.

FOR SALE

Active



<b>Address</b>	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	1200 S Ocean Blvd, Apt 14G Boca Raton, FL 33432	2929 S Ocean Blvd, #2020 Boca Raton, FL 33432	200 E Palmetto Park Rd, Apt 408 Boca Raton, FL 33432	100 SE 5th Ave, Apt 308 Boca Raton, FL 33432
<b>Status</b>	Subject Property	For Sale	For Sale	For Sale	For Sale
<b>Amount</b>	—	\$475,000 List Amount	\$329,900 List Amount	\$1,249,000 List Amount	\$725,000 List Amount
<b>Listing Date</b>	9/18/2012	4/6/2015	4/6/2015	4/2/2015	3/25/2015
<b>Days in RPR</b>	932	2	2	6	14
<b>Price Per Sq. Ft.</b>	\$425	\$386	\$330	\$555	\$425
<b>Bedrooms</b>	3	2	2	2	2
<b>Total Baths</b>	4	2	2	3	2
<b>Partial Baths</b>	1	—	—	1	—
<b>Total Rooms</b>	—	—	—	—	—
<b>Living Area</b>	3,764	1,230	999	2,251	1,706
<b>Lot Size</b>	1 acres	—	—	1 acres	—
<b>Year Built</b>	1996	1966	1974	2009	1988
<b>Living Area Range (low)</b>	—	—	—	—	—
<b>Living Area Range (high)</b>	—	—	—	—	—
<b>Property Type</b>	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
<b>Property Subtype</b>	Condo/Coop	Condo/Coop	Condo	Condo/Coop	Condo/Coop
<b>MLS ID</b>	RX-3310842	RX-10125434	F1335765	RX-10124670	RX-10122949
<b>Listing Broker</b>	Courtesy of Nestler Poletto Sothebys Int'l	Listing Courtesy of Realty Associates/Boca Raton	Listing Courtesy of CAMPBELL & ROSEMURGY REAL EST	Listing Courtesy of Lang Realty/BR	Listing Courtesy of Nestler Poletto Sotheby's International Realty
<b>Description</b>	<p>ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...</p>	<p>Oceanfront boca raton ! short walk to shops, boca raton resort and club. 24 hour securityocean and city views ...great building and location!this condo is ready for personal touch. 24 hour security..</p>	<p>Greatest town around beautiful boca raton across the street from beach. Ocean view</p>	<p>Rarely available gorgeous 2 bedroom 2.5 bath plus den facing east. Madrid model with partial ocean-view and 575 sq. Extra large terrace. Sleek and contemporary with quartz marble floors throughout. Luxury kitchen with thermidor oven and cooktop, subzero fridge. Miele espresso and granite. Large master has his and her closets and large marble bath. Separate den and second bedroom is split from master. Luxury building with concierge. Walk to 48 restaurants and mizner park. Downtown living at its finest.</p>	<p>Move right into this elegant, totally renovated "cloister" garden 2br/2bath condo (1706 s/f under air and 1902 total s/f), on the grounds of the boca raton resort &amp; club (membership is available separately). Enjoy serenity and privacy, in an unmatched tropical setting, surrounded by palm trees. An artistic retreat featuring a masterfully enlarged and updated kitchen, with high-end european stainless appliances and spectacular cabinetry with elegant, russet granite. The bathrooms have been meticulously renovated with tumbled marble &amp; sea-glass detail in the master shower, with a huge oval tub. Upgrades include: new a/c &amp; hot water heater, carpeting, re-tiled balconies and window treatments...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

# 400 S Ocean Blvd, Apt 28, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**  
 \* Foreclosure  
 \* Reo  
 \* New, Active: 4/1/2015

**List Price**  
**\$2,395,000**

Last Price Update: -  
 Days in RPR: 7

**Current Estimated Value**  
**\$2,557,110**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$2,429,255 – \$2,684,965**

RVM® Confidence:  
 ★★★★★

📉 RVM® Change  
 Last 1 Month: **-\$38,250**

📉 RVM® Change  
 Last 12 Months: **-20.73%**

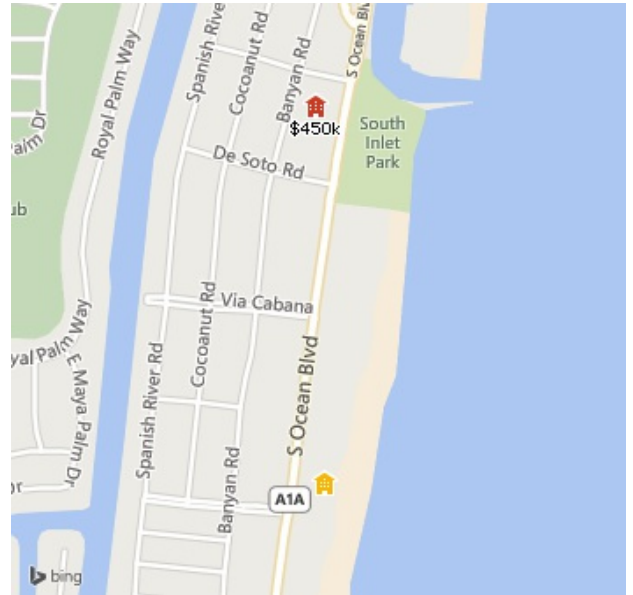
BANK OWNED PROPERTY,  
 PRIVATE VILLA IN AN  
 OCEANFRONT BUILDING WITH  
 OPEN POOL OVERLOOKING  
 INTRACOASTAL. SPACIOUS  
 FLOOR PLAN WITH LOTS OF  
 ROOM, GOURMET KITCHEN,  
 MARBLE AND GRANITE.  
 UPSCALE BUILDING IN ONE OF  
 BOCA'S BEST LOCATIONS.  
 COMMUNITY POOL AND SPA  
 DIRECTLY ON THE ATLANTIC,  
 VALET AND CONCIERGE 24...

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>3</b>	<b>3</b>
Total Baths	<b>2</b>	<b>3</b>
Full Baths	<b>2</b>	<b>2</b>
Partial Baths	<b>-</b>	<b>1</b>
Living Area (sq ft)	<b>4,476</b>	<b>4,476</b>
Lot Size	<b>1 acres</b>	<b>-</b>
Lot Dimensions	<b>1.00 AC</b>	<b>-</b>
Garage (spaces)	<b>-</b>	<b>2</b>
Pool	<b>-</b>	<b>Yes</b>
Year Built	<b>2002</b>	<b>2002</b>
Style	<b>-</b>	<b>Villa</b>
Heating	<b>-</b>	<b>Central, Electric</b>
Cooling	<b>-</b>	<b>Central, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Number of Buildings	<b>0</b>	<b>-</b>
Number of Stories	<b>-</b>	<b>1</b>

Listing Courtesy of Mega Real Estate Services

# 1111 S Ocean Blvd, #4170, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**

\* Preforeclosure  
 \* Notice of Lis Pendens  
 \* New, Active: 3/27/2015

List Price  
**\$450,000**

Last Price Update: –  
 Days in RPR: 12

Current Estimated Value  
**\$403,590**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$383,411 – \$423,769**

RVM® Confidence:  
 ★★★★★

📉 RVM® Change  
 Last 1 Month: **-\$2,120**

📈 RVM® Change  
 Last 12 Months: **37.74%**

The owner of this condo put every bell and whistle possible into it. Featung 3 large bedrooms, 2.5 baths.. Beautiful marble floors throughout in a modular versailles pattern. Top of the line Gaggenau appliances. Amazing Kohler hardware including the lighted "body-spa" shower by Kohler! Under cou...

**Home Facts**

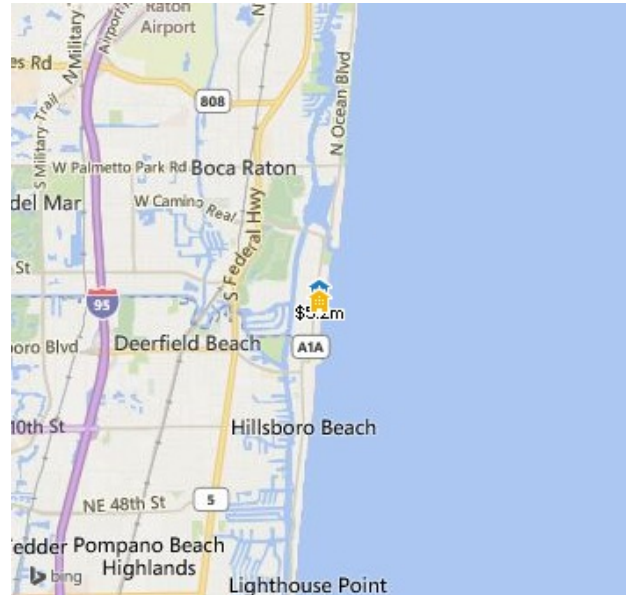
**Public Facts**

**Listing Facts**

Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	2	3
Full Baths	2	2
Partial Baths	–	1
Living Area (sq ft)	1,534	1,534
Garage (spaces)	–	1
Year Built	1973	1973
Heating	–	Central
Cooling	–	Ceiling Fan(S), Humidistat, Central
Construction	Masonry	Cbs Construction
Number of Buildings	0	–
Number of Stories	4	5

Listing Courtesy of Lang Realty/Delray Beach

# 2494 S Ocean Blvd, Apt H9, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Listing

**FOR SALE**

\* Active: 3/25/2015

List Price

**\$5,250,000**

Last Price Update: –  
Days in RPR: 14

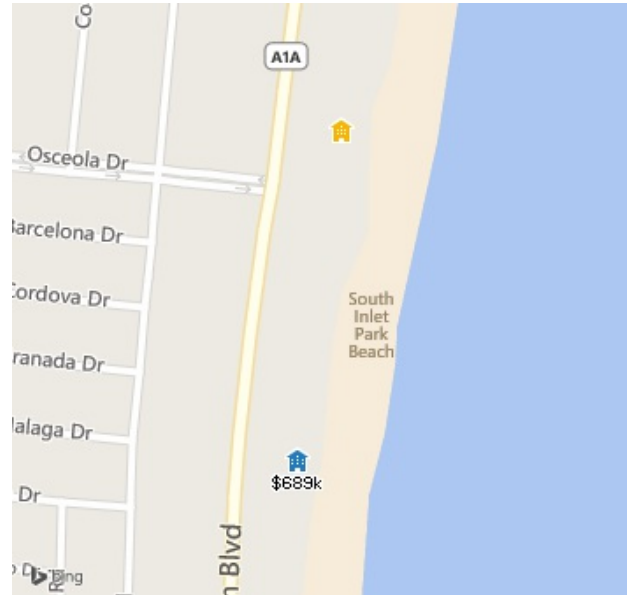
SPECTACULAR TRIPLEX PENTHOUSE AT THE ARAGON. NORTH EAST DIRECT OCEAN FRONT WRAP AROUND CORNER FINISHED IN THE FINEST MATERIALS AND DETAILS. CUSTOM BUILT IN 2006-7 WITH SPACIOUS ROOMS WITH SWEEPING OCEAN AND COASTLINE VIEWS. MAGNIFICENT GREAT ROOM WITH WRAP AROUND TERRACE, 9+ CEILINGS, IMPACT GLASS...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	4	4
Total Baths	4	7
Full Baths	4	6
Partial Baths	–	1
Living Area (sq ft)	5,857	5,857
Lot Size	1 acres	–
Lot Dimensions	1.00 AC	–
Garage (spaces)	–	2
Pool	–	Yes
Year Built	1995	1995
Style	–	4+ Floors, Multi-Level
Heating	–	Central, Zoned
Cooling	–	Central, Zoned
Construction	Masonry	Concrete
Number of Buildings	0	–
Number of Stories	9	1

Listing Courtesy of Premier Estate Properties Inc/BR

# 2800 S Ocean Blvd, Apt 16E, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Listing

**FOR SALE**  
 \* New, Active: 3/30/2015

List Price  
**\$689,000**

Last Price Update: –  
 Days in RPR: 9

Current Estimated Value  
**\$548,120**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$471,384 – \$624,856**

RVM® Confidence:  
 ★★★★★☆

📉 RVM® Change  
 Last 1 Month: **-\$4,530**

📈 RVM® Change  
 Last 12 Months: **8.11%**

Imagine waking up and enjoying your morning coffee overlooking a direct and unobstructed ocean view. Paradise at its finest. High floor, 2 bedroom, 2 bath, fully tiled unit with kitchen and both bathrooms redone. Impact hurricane sliders, plus hurricane shutters on the patio, overlooking the beach...

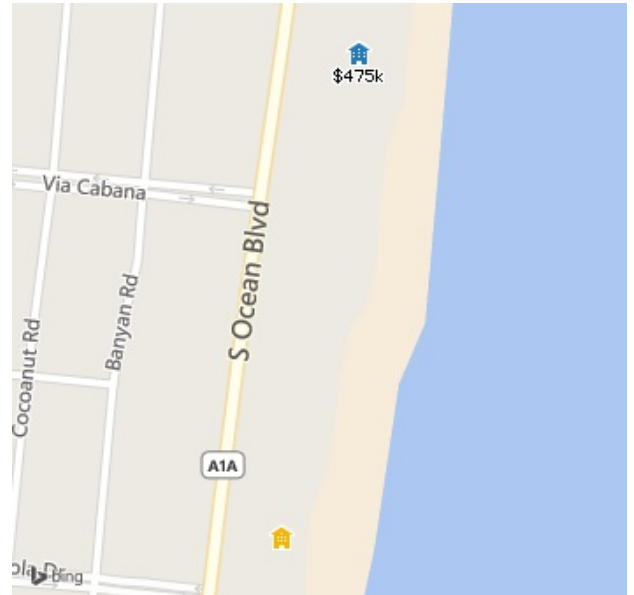
## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>2</b>	<b>2</b>
Total Baths	<b>2</b>	<b>2</b>
Full Baths	<b>2</b>	<b>2</b>
Living Area (sq ft)	<b>1,425</b>	<b>1,425</b>
Garage (spaces)	<b>–</b>	<b>1</b>
Year Built	<b>1973</b>	<b>1973</b>
Style	<b>–</b>	<b>4+ Floors</b>
Roofing	<b>–</b>	<b>Composite Rolled</b>
Heating	<b>–</b>	<b>Central</b>
Cooling	<b>–</b>	<b>Central, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction, Piling, Concrete</b>
Number of Buildings	<b>0</b>	<b>–</b>
Number of Stories	<b>16</b>	<b>2</b>

Listing Courtesy of Lang Realty/BR



# 1200 S Ocean Blvd, Apt 14G, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Listing

**FOR SALE**  
 \* New, Active: 4/6/2015

List Price  
**\$475,000**

Last Price Update: –  
 Days in RPR: 2

Current Estimated Value  
**\$367,000**

Last AVM Update: 3/16/2015

AVM Est. Range:  
**\$282,590 – \$451,410**

AVM Confidence:  
 ★★☆☆☆

⬆️ AVM Change  
 Last 1 Month: **\$28,000**

➡️ AVM Change  
 Last 12 Months: –

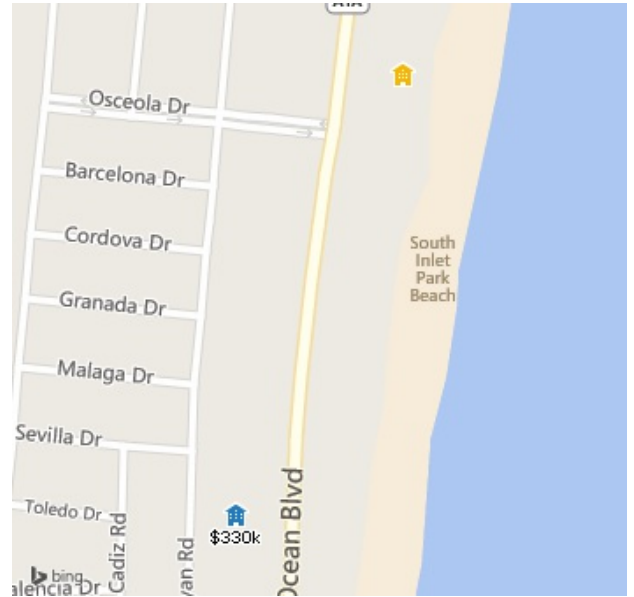
Oceanfront Boca Raton ! Short walk to Shops, Boca Raton Resort and Club. 24 hour Security Ocean and City views ...great building and location! This condo is ready for personal touch. 24 Hour Security..

## Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,230	1,230
Garage (spaces)	–	1
Year Built	1966	1966
Style	–	4+ Floors
Roofing	–	Other
Heating	–	Central, Electric
Cooling	–	Central, Electric
Construction	Masonry	Cbs Construction, Concrete
Number of Buildings	0	–
Number of Stories	–	1

Listing Courtesy of Realty Associates/Boca Raton

# 2929 S Ocean Blvd, #2020, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Listing

**FOR SALE**

\* New, Active-Available: 4/6/2015

List Price  
**\$329,900**

Last Price Update: –  
Days in RPR: 2

Current Estimated Value  
**\$204,000**

Last AVM Update: 3/16/2015

AVM Est. Range:  
**\$165,240 – \$242,760**

AVM Confidence:  
★★★★☆

⬇️ AVM Change  
Last 1 Month: **-\$3,000**

⬆️ AVM Change  
Last 12 Months: **5.69%**

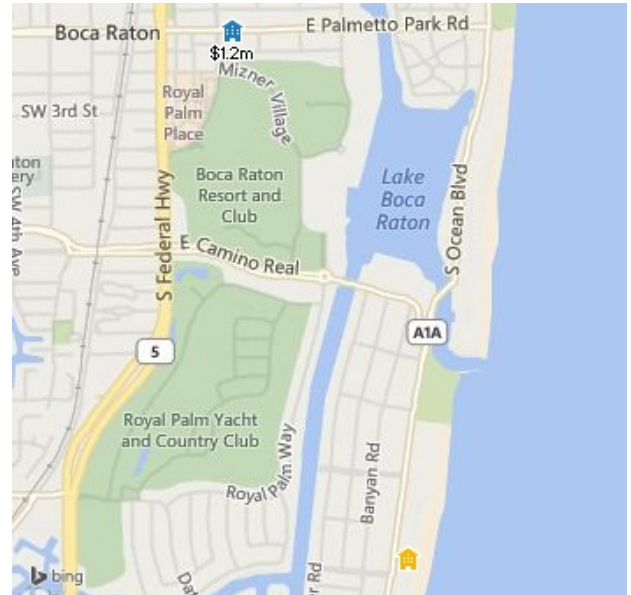
Greatest town around Beautiful Boca Raton Across the street from beach. Ocean view

## Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	999	999
Year Built	1974	1974
Style	–	Condo 1-4 Stories
Construction	Masonry	–
Number of Buildings	0	–
Number of Stories	2	4

*Listing Courtesy of CAMPBELL & ROSEMURGY REAL EST*

# 200 E Palmetto Park Rd, Apt 408, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 📍 This Listing

**FOR SALE**  
\* New, Active: 4/2/2015

List Price  
**\$1,249,000**

Last Price Update: –  
Days in RPR: 6

Current Estimated Value  
**\$1,066,750**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$949,408 – \$1,184,092**

RVM® Confidence:  
★★★★☆

📉 RVM® Change  
Last 1 Month: **-\$5,470**

📈 RVM® Change  
Last 12 Months: **15.57%**

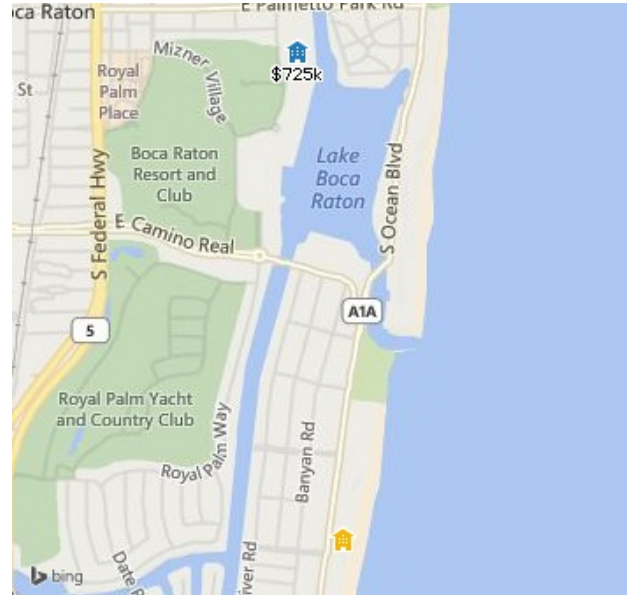
Rarely available gorgeous 2 bedroom 2.5 bath plus den facing east. Madrid model with partial Ocean-view and 575 sq. extra large terrace. Sleek and contemporary with quartz marble floors throughout. Luxury kitchen with Thermidor oven and cooktop, subzero fridge. Miele espresso and granite. Large mas...

## Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	2	3
Full Baths	2	2
Partial Baths	–	1
Living Area (sq ft)	2,251	2,251
Lot Size	1 acres	–
Lot Dimensions	1.00 AC	–
Garage (spaces)	–	2
Year Built	2009	2009
Style	–	Contemporary
Heating	–	Central, Electric
Cooling	–	Ceiling Fan(S)
Construction	Masonry	Concrete
Number of Buildings	0	–
Number of Stories	–	9

Listing Courtesy of Lang Realty/BR

# 100 SE 5th Ave, Apt 308, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Listing

**FOR SALE**

\* Active: 3/25/2015

List Price  
**\$725,000**

Last Price Update: –  
Days in RPR: 14

Current Estimated Value  
**\$510,000**

Last AVM Update: 3/16/2015

AVM Est. Range:  
**\$418,200 – \$601,800**

AVM Confidence:  
★★★★☆

⬇️ AVM Change  
Last 1 Month: **-\$7,000**

⬆️ AVM Change  
Last 12 Months: **6.25%**

Move right into this elegant, totally renovated "Cloister" Garden 2br/2bath Condo (1706 s/f under air and 1902 total s/f), on the grounds of The Boca Raton Resort & Club (membership is available separately). Enjoy serenity and privacy, in an unmatched tropical setting, surrounded by palm trees. An...

**Home Facts**

Public Facts

Listing Facts

Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,706	1,706
Garage (spaces)	–	1
Year Built	1988	1988
Style	–	4+ Floors, Courtyard, Mediterranean, Arches
Roofing	–	Barrel
Heating	–	Central Individual A/C
Cooling	–	Ceiling Fan(S), Electric, Paddle Fan
Construction	Masonry	Concrete
Number of Buildings	0	–
Number of Stories	3	4

Listing Courtesy of Nestler Poletto Sotheby's International Realty

SALE PENDING

## Pending

<b>Address</b>	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	2600 S Ocean Blvd, Apt 6E Boca Raton, FL 33432	2800 S Ocean Blvd, Apt 21G Boca Raton, FL 33432	1200 S Ocean Blvd, Apt 7A Boca Raton, FL 33432	1180 S Ocean Blvd, Apt 17A Boca Raton, FL 33432
<b>Status</b>	Subject Property	Pending	Pending	Pending	Pending
<b>Amount</b>	–	\$798,000 List Amount	\$835,000 List Amount	\$999,999 List Amount	\$929,900 List Amount
<b>Offer Amount</b>	–	–	–	–	–
<b>Listing Date</b>	9/18/2012	1/12/2015	12/19/2014	1/1/2015	3/5/2015
<b>List/Offer Ratio</b>	–	–	–	–	–
<b>Days in RPR</b>	932	86	110	97	34
<b>Price Per Sq. Ft.</b>	\$425	\$319	\$390	\$499	\$485
<b>Bedrooms</b>	3	3	3	3	3
<b>Total Baths</b>	4	3	3	3	3
<b>Partial Baths</b>	1	1	1	1	1
<b>Total Rooms</b>	–	–	–	–	–
<b>Living Area</b>	3,764	2,500	2,143	2,006	1,916
<b>Lot Size</b>	1 acres	–	–	–	–
<b>Year Built</b>	1996	1978	1976	1966	1969
<b>Living Area Range (low)</b>	–	–	–	–	–
<b>Living Area Range (high)</b>	–	–	–	–	–
<b>Property Type</b>	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
<b>Property Subtype</b>	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop
<b>MLS ID</b>	RX-3310842	RX-10101687	RX-10096925	RX-10098818	RX-10117234
<b>Listing Broker</b>	Courtesy of Nestler Poletto Sothebys Int'l	Listing Courtesy of Florida Beach Realty	Listing Courtesy of United Realty Group, Inc	Listing Courtesy of Jordyn Taylor Properties, LLC	Listing Courtesy of Shawn Elliott Luxury Homes & Estates
<b>Description</b>	ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...	Direct, direct, unobstructed oceanfront apartment with forever ocean views * this is the lowest priced apartment at stratford arms * fantastic value for over 2,100 sq. Ft. On the ocean * seller has paid in full special assessment for lobby level remodeling * new impact windows * see supplement remarks for numerous building upgrades and improvements *	Fabulous ocean views, corner view of ocean and intracoastal, professionally decorated, built in large bar in living room ,upgraded kitchen and bathroom, eat-in breakfast room, shutters, water purifier, wrap around balcony, light and bright, furniture available, open floor plan.	Magnificently remodeled 3 bed/2.5 bath south east corner home. Direct ocean & city view. boca inlet to lighthouse point. Gourmet kitchen, granite counters & stainless steel appliances, wood moldings,custom built-ins, satumia flooring, california closets, new floor to ceiling impact glass windows & doors, new accordion shutters. Breathtaking unobstructed ocean views from every room & balcony.resort style pool & deck on the sand! great central location - a short walk to the boca raton resort & club.	Just reduced!! views, views, views! fantastic direct oceanfront. Completely remodeled 3 bedroom, 2.5 bath condo immediately south of the boca inlet. Enjoy direct ocean views to the north, east, and south from this rarely available 'a' stack lower penthouse. Picture perfect views of boca raton, deerfield beach, the intracoastal, and the ocean. Everything is brand new. Brazilian cherry hardwood flooring in bedrooms. Oversized porcelain tile in main living area. Brand new stainless steel appliances, lighting, hurricane impact windows, and sliding doors. Crown molding throughout. Semi-private elevator, only 2 residences per floor. Close to the boca resort & beach club, mizner park and royal pal...

Highlighted fields were changed by agent to reflect knowledge of this property.

SALE PENDING

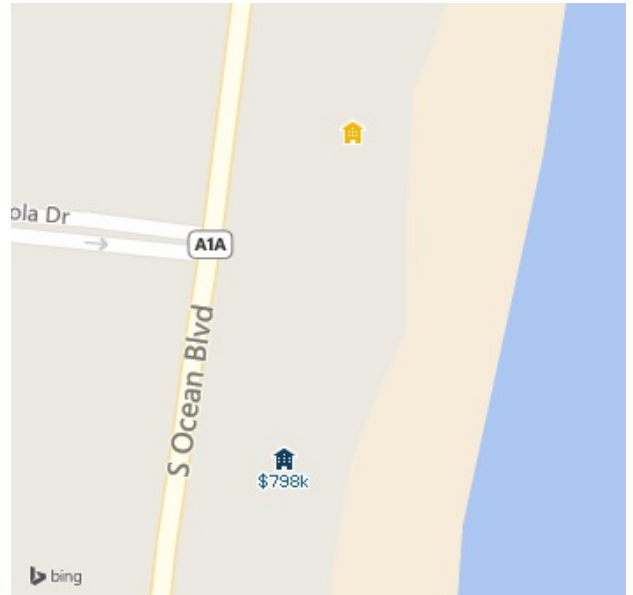
## Pending



<b>Address</b>	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	300 SE 5th Ave, Apt 2020 Boca Raton, FL 33432	950 Ponce De Leon Rd, #3060 Boca Raton, FL 33432
<b>Status</b>	Subject Property	Pending	Pending
<b>Amount</b>	—	\$1,050,000 List Amount	\$380,000 List Amount
<b>Offer Amount</b>	—	—	—
<b>Listing Date</b>	9/18/2012	11/9/2014	1/31/2015
<b>List/Offer Ratio</b>	—	—	—
<b>Days in RPR</b>	932	150	67
<b>Price Per Sq. Ft.</b>	\$425	\$417	\$248
<b>Bedrooms</b>	3	3	3
<b>Total Baths</b>	4	5	3
<b>Partial Baths</b>	1	1	1
<b>Total Rooms</b>	—	—	—
<b>Living Area</b>	3,764	2,516	1,534
<b>Lot Size</b>	1 acres	—	—
<b>Year Built</b>	1996	1989	1973
<b>Living Area Range (low)</b>	—	—	—
<b>Living Area Range (high)</b>	—	—	—
<b>Property Type</b>	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
<b>Property Subtype</b>	Condo/Coop	Condo/Coop	Condo/Coop
<b>MLS ID</b>	RX-3310842	RX-10087481	RX-10107506
<b>Listing Broker</b>	Courtesy of Nestler Poletto Sothebys Int'l	Listing Courtesy of Premier Estate Properties Inc/BR	Listing Courtesy of Champagne & Parisi Real Estate
<b>Description</b>	<p>ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...</p>	<p>Direct intracoastal front 3 bedroom at mizner tower on the gated grounds of the boca resort and club. Great water views from this second floor spacious residence with wonderful water views. Split bedroom plan, great room with open kitchen, sumptuous master suite with double walk in closets, his/her baths and doors to intracoastal front balcony. Most unique views from the balconies as this second floor residence has view through railings affording really special water views. High ceilings, custom built-ins &amp; abundant storage. Ideal resort style living. Doorman, valet, pool, spa, fitness center and tennis courts. The info herein is believed to be accurate, is not guaranteed &amp; may be subject...</p>	

Highlighted fields were changed by agent to reflect knowledge of this property.

# 2600 S Ocean Blvd, Apt 6E, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Listing

**SALE PENDING**  
 \* Pending: 4/2/2015

List Price  
**\$798,000**

Last Price Update: –  
 Days in RPR: 86

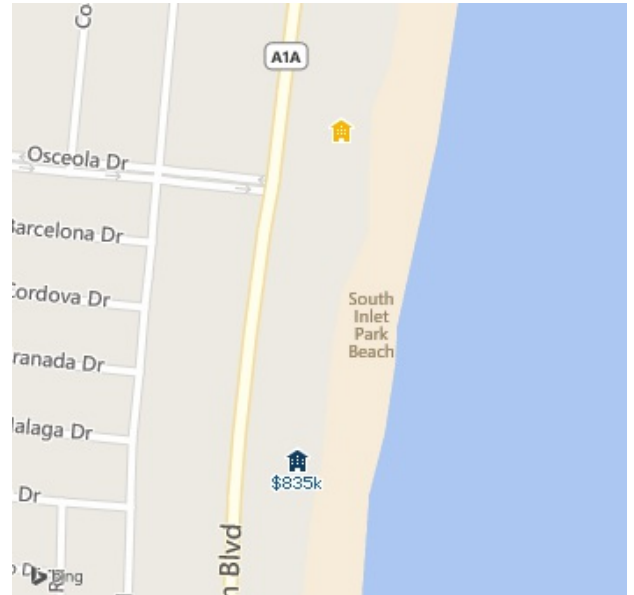
DIRECT, DIRECT, Unobstructed OCEANFRONT Apartment with Forever OCEAN Views \* This is the LOWEST PRICED Apartment at Stratford Arms \* FANTASTIC value for over 2,100 Sq. Ft. on the OCEAN \* SELLER has PAID IN FULL Special Assessment for Lobby Level Remodeling \* NEW IMPACT WINDOWS \* See Supplement Rem...

### Home Facts

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>3</b>	<b>3</b>
Total Baths	<b>2</b>	<b>3</b>
Full Baths	<b>2</b>	<b>2</b>
Partial Baths	–	<b>1</b>
Living Area (sq ft)	<b>2,101</b>	<b>2,500</b>
Garage (spaces)	–	<b>1</b>
Year Built	<b>1975</b>	<b>1978</b>
Style	–	<b>4+ Floors</b>
Heating	–	<b>Central, Electric</b>
Cooling	–	<b>Central, Electric</b>
Construction	<b>Masonry</b>	<b>Concrete, Piling</b>
Number of Buildings	<b>0</b>	–
Number of Stories	<b>6</b>	<b>2</b>

Listing Courtesy of Florida Beach Realty

# 2800 S Ocean Blvd, Apt 21G, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Listing

**SALE PENDING**  
 Pending: 2/10/2015

List Price  
**\$835,000**

Last Price Update: 1/28/2015  
 Days in RPR: 110

FABULOUS OCEAN VIEWS, CORNER VIEW OF OCEAN AND INTRACOASTAL, PROFESSIONALLY DECORATED, BUILT IN LARGE BAR IN LIVING ROOM, UPGRADED KITCHEN AND BATHROOM, EAT-IN BREAKFAST ROOM, SHUTTERS, WATER PURIFIER, WRAP AROUND BALCONY, LIGHT AND BRIGHT, FURNITURE AVAILABLE, OPEN FLOOR PLAN.

## Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	2	3
Full Baths	2	2
Partial Baths	-	1
Living Area (sq ft)	2,145	2,143
Garage (spaces)	-	1
Year Built	1973	1976
Heating	-	Central, Electric
Cooling	-	Central, Electric
Construction	Masonry	Concrete
Number of Buildings	0	-
Number of Stories	21	2

Listing Courtesy of United Realty Group, Inc



# 1200 S Ocean Blvd, Apt 7A, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Listing

**SALE PENDING**

• Active Contingent: 3/27/2015

List Price  
**\$999,999**

Last Price Update: 2/17/2015  
Days in RPR: 97

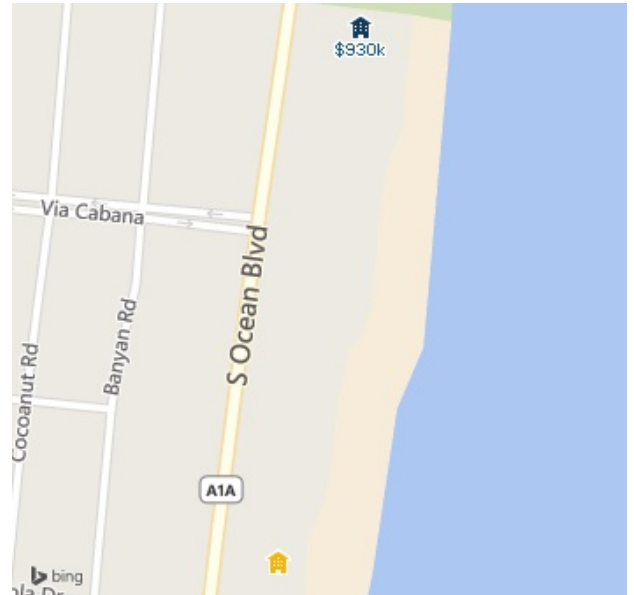
MAGNIFICENTLY REMODELED 3 BED/2.5 BATH SOUTH EAST CORNER HOME. DIRECT OCEAN & CITY VIEW: BOCA INLET TO LIGHTHOUSE POINT. GOURMET KITCHEN, GRANITE COUNTERS & STAINLESS STEEL APPLIANCES, WOOD MOLDINGS, CUSTOM BUILT-INS, SATURNIA FLOORING, CALIFORNIA CLOSETS, NEW FLOOR TO CEILING IMPACT GLASS WINDOWS...

## Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	2	3
Full Baths	2	2
Partial Baths	—	1
Living Area (sq ft)	2,006	2,006
Garage (spaces)	—	1
Year Built	1966	1966
Style	—	4+ Floors
Heating	—	Central
Cooling	—	Central, Electric
Construction	Masonry	Cbs Construction, Concrete
Number of Buildings	0	—
Number of Stories	—	1

Listing Courtesy of Jordyn Taylor Properties, LLC

# 1180 S Ocean Blvd, Apt 17A, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏠 This Listing

**SALE PENDING**  
 \* Pending: 4/5/2015

List Price  
**\$929,900**

Last Price Update: 3/20/2015  
 Days in RPR: 34

Current Estimated Value  
**\$922,820**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$876,679 – \$968,961**

RVM® Confidence:  
 ★★★★★

📉 RVM® Change  
 Last 1 Month: **-\$71,870**

📈 RVM® Change  
 Last 12 Months: **59.38%**

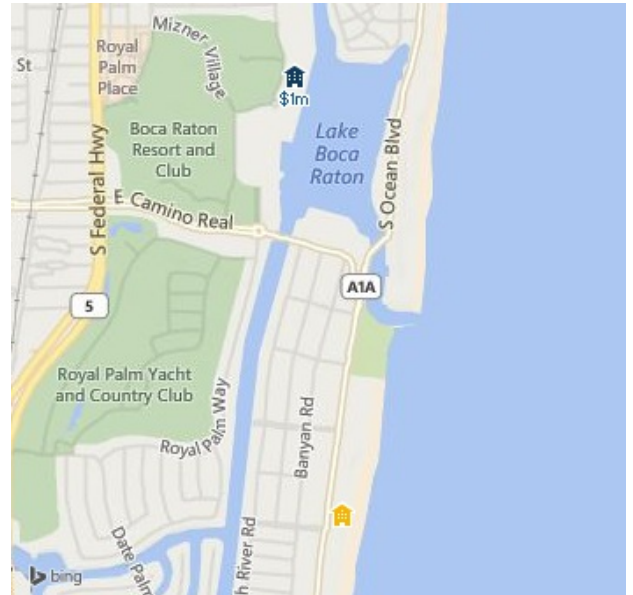
Just Reduced!! Views, views, views!  
 Fantastic direct oceanfront.  
 Completely remodeled 3 bedroom,  
 2.5 bath condo immediately south of  
 the Boca inlet. Enjoy direct ocean  
 views to the north, east, and south  
 from this rarely available 'A' stack  
 lower penthouse. Picture perfect  
 views of Boca Raton, Deer...

## Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	2	3
Full Baths	2	2
Partial Baths	–	1
Living Area (sq ft)	1,916	1,916
Garage (spaces)	–	1
Year Built	1969	1969
Heating	–	Central, Other
Cooling	–	Central
Construction	Masonry	Concrete
Number of Buildings	0	–
Number of Stories	17	1

Listing Courtesy of Shawn Elliott Luxury Homes & Estates

# 300 SE 5th Ave, Apt 2020, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Listing

**SALE PENDING**  
 Pending: 3/23/2015

List Price  
**\$1,050,000**

Last Price Update: 2/17/2015  
 Days in RPR: 150

Current Estimated Value  
**\$1,032,840**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$981,198 – \$1,084,482**

RVM® Confidence:  
 ★★★★★

📉 RVM® Change  
 Last 1 Month: **-\$20,440**

📉 RVM® Change  
 Last 12 Months: **-4.8%**

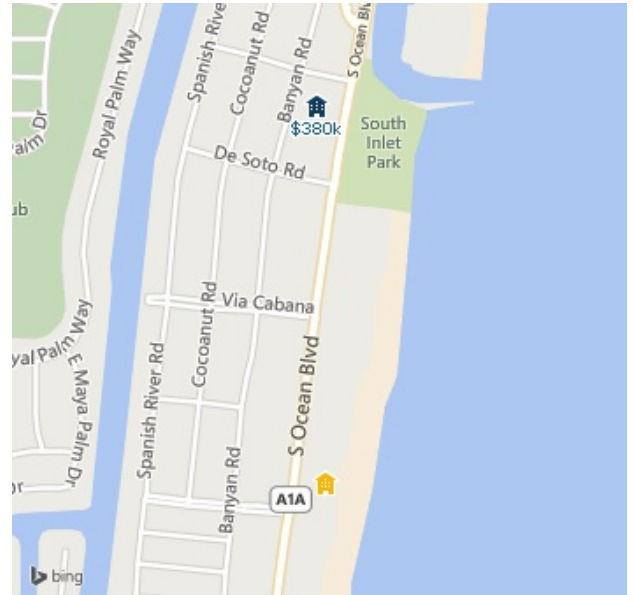
DIRECT INTRACOASTAL FRONT 3 BEDROOM AT MIZNER TOWER ON THE GATED GROUNDS OF THE BOCA RESORT AND CLUB. GREAT WATER VIEWS FROM THIS SECOND FLOOR SPACIOUS RESIDENCE WITH WONDERFUL WATER VIEWS. SPLIT BEDROOM PLAN, GREAT ROOM WITH OPEN KITCHEN, SUMPTUOUS MASTER SUITE WITH DOUBLE WALK IN CLOSETS, HIS/HER...

## Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	4	5
Full Baths	4	4
Partial Baths	–	1
Living Area (sq ft)	2,516	2,516
Garage (spaces)	–	1
Year Built	1989	1989
Style	–	4+ Floors
Heating	–	Central, Zoned, Electric
Cooling	–	Central, Zoned, Electric
Construction	Masonry	Concrete
Number of Buildings	0	–
Number of Stories	2	8

Listing Courtesy of Premier Estate Properties Inc/BR

# 950 Ponce De Leon Rd, #3060, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Listing

**SALE PENDING**  
 Pending: 2/6/2015

List Price  
**\$380,000**

Last Price Update: –  
 Days in RPR: 67

Current Estimated Value  
**\$360,780**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$342,741 – \$378,819**

RVM® Confidence:  
 ★★★★★

↑ RVM® Change  
 Last 1 Month: **\$2,680**

↑ RVM® Change  
 Last 12 Months: **26.58%**

## Home Facts

## Public Facts

## Listing Facts

Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	2	3
Full Baths	2	2
Partial Baths	–	1
Living Area (sq ft)	1,534	1,534
Year Built	1973	1973
Heating	–	Central Building A/C, Electric, Central Individual A/C
Cooling	–	Ceiling Fan(S), Humidistat, Central Individual A/C
Construction	Masonry	Cbs Construction
Number of Buildings	0	–
Number of Stories	3	5

*Listing Courtesy of Champagne & Parisi Real Estate*

RECENTLY SOLD

## Recently Sold

<b>Address</b>	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	2494 S Ocean Blvd, Apt H4 Boca Raton, FL 33432	2494 S Ocean Blvd, Apt D4 Boca Raton, FL 33432	1000 S Ocean Blvd, Ste 403 Boca Raton, FL 33432	1299 S Ocean Blvd, Apt L3 Boca Raton, FL 33432
<b>Status</b>	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
<b>Amount</b>	—	\$2,750,000 Sold Amount	\$2,499,500 Sold Amount	\$5,100,000 Sold Amount	\$429,000 Sold Amount
<b>List Price</b>	\$1,999,000	\$3,450,000	\$2,499,500	\$5,100,000	\$450,000
<b>Recording Date</b>	4/18/2013	3/2/2015	4/1/2015	3/31/2015	3/13/2015
<b>List/Sold Ratio</b>	80%	80%	100%	100%	95%
<b>Days in RPR</b>	932	449	157	36	62
<b>Price Per Sq. Ft.</b>	\$425	\$687	\$592	\$1,493	\$200
<b>Bedrooms</b>	3	3	3	3	3
<b>Total Baths</b>	4	5	5	4	3
<b>Partial Baths</b>	1	1	1	1	—
<b>Total Rooms</b>	—	—	—	—	—
<b>Living Area</b>	3,764	4,003	4,220	3,416	2,143
<b>Lot Size</b>	1 acres	1 acres	1 acres	1 acres	—
<b>Year Built</b>	1996	1995	1995	2010	1963
<b>Living Area Range (low)</b>	—	—	—	—	—
<b>Living Area Range (high)</b>	—	—	—	—	—
<b>Property Type</b>	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
<b>Property Subtype</b>	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop
<b>MLS ID</b>	RX-3310842	RX-10007811	RX-10085452	RX-10116075	RX-10109575
<b>Listing Broker</b>	Courtesy of Nestler Poletto Sothebys Int'l	Courtesy of Boca Executive Realty	Courtesy of Premier Estate Properties Inc/BR	Courtesy of Boca Executive Realty	Courtesy of Lang Realty/BR
<b>Description</b>	ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...	Enjoy spectacular unobstructed ocean views from this magnificent, renovated residence. Over 4,000 sq.ft. & impeccably maintained, this spacious 3-bedroom + den home features a fabulous open, split-bedroom floor plan & beautiful high-end finishes. Exceptionally light & bright, it has impact glass throughout, marble floors, crown moldings, expansive oceanfront balcony, and more. Privacy abounds as no other building extends close to this residence. The large gourmet eat-in kitchen features granite countertops, top-of-the-line european appliances, and refrigerated wine cooler. Floor-to-ceiling windows grace the master suite which offers his + her baths & large walk-in closets. The elevator ope...	Spectacular direct ocean front wrap around south east corner at the aragon. Designer finished with light and bright details throughout. High ceilings, spacious rooms and a great floor plan right on the beach! split bedrooms with magnificent corner master suite with excellent closets and his/her baths. Marble floors in living areas. Wonderful kitchen adjoins expansive family room. Ocean to city views with large outdoor balcony areas. Impact glass, two garage parking spaces, pool, spa, club room and expansive fitness center. Five star ocean front living at the aragon on the beach! the information herein is believed to be accurate but is not guaranteed and may be subject to errors or omissions...		Charming 3 bed/3 bath townhouse with ocean/garden views from both floors and patios, deeded beach access, 18ft ceiling!!! newer kitchen, stainless steel appliances, a/c, high impact sliders, hurricane shutters. This beautiful townhome has 3 large bedrooms with 3 full bathrooms, two upstairs and one downstairs. (master is up) this is the lowest price 3/3 townhouse over 2000 sqft 2 car carport on a1a in boca/highland beach!!!

Highlighted fields were changed by agent to reflect knowledge of this property.

RECENTLY SOLD

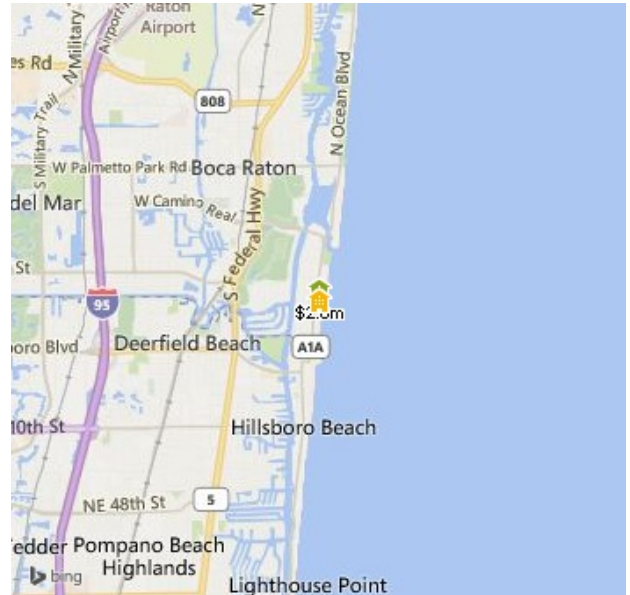
## Recently Sold



Address	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	200 E Palmetto Park Rd, #PH5 Boca Raton, FL 33432	1 N Ocean Blvd, Apt 207 Boca Raton, FL 33432	550 SE Mizner Blvd, Apt B403 Boca Raton, FL 33432	2600 S Ocean Blvd, Apt 18D Boca Raton, FL 33432
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	—	\$2,100,000 Sold Amount	\$1,535,500 Sold Amount	\$1,050,000 Sold Amount	\$850,000 Sold Amount
List Price	\$1,999,000	\$2,595,000	\$1,695,000	\$1,198,973	\$875,000
Recording Date	4/18/2013	1/23/2015	2/27/2015	2/10/2015	3/18/2015
List/Sold Ratio	80%	81%	91%	88%	97%
Days in RPR	932	442	218	236	145
Price Per Sq. Ft.	\$425	\$597	\$439	\$425	\$340
Bedrooms	3	3	3	3	3
Total Baths	4	4	3	3	3
Partial Baths	1	1	—	—	1
Total Rooms	—	—	—	—	—
Living Area	3,764	3,520	3,500	2,473	2,500
Lot Size	1 acres	1 acres	1 acres	1 acres	—
Year Built	1996	2009	2007	2003	1975
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop
MLS ID	RX-3310842	RX-10009740	RX-10069539	RX-10064886	RX-10088982
Listing Broker	Courtesy of Nestler Poletto Sothebys Int'l	Courtesy of Nestler Poletto Sothebys Int'l	Courtesy of Douglas Elliman	Courtesy of Keller Williams Realty Services	Courtesy of RE/MAX Services
Description	<p>ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...</p>	<p>This a finished developer unit...not a resale. Absolutely spectacular 9th floor penthouse! this stunning unit is the last "developer" ph remaining at 200 east, the newest and most sought after luxury condominium in downtown boca raton. From the moment you walk in, the views are amazing... Glistening turquoise ocean and expansive city views to the north and east from the kitchen, dining and living rooms and...</p>	<p>This gorgeous residence mimics a sensational new york westside apartment and it will take your breath away. Designed and decorated with a new york sleek flair only steps away from the beautiful atlantic ocean sands. Start off by entering the extraordinary meridian which melds beauty and architectural perfection with an exclusive lifestyle second to none. Travel your private elevator to your stunning residence opening into your home in the sky which has been totally redone with the finest high end finishing's. The grand salon is adorned with 16ft. Floor to ceiling windows leading to a 937 sq.ft., terrace, designer rich dark hardwood flooring underfoot, crown molding, and plantation shutters...</p>	<p>Stunning 3 bedroom 2.5 bath direct oceanfront with unobstructed views condo in south boca. This 3 bedroom was renovated soup to nuts 3 years ago. From the gorgeous 24 inch rectified porcelain tile in the custom gourmet kitchen which has designer granite with mosaic glass backsplash and top of the line appliances to the hardwood floors in all the bedrooms to the exquisite renovated bathrooms this condo has it all. This condo has one of the most expansive patios with direct ocean views. The patio is over 38 foot long and is almost 250 square feet of balcony. This condo also has a top of the line full sized washer and dryer. Amazing condo amazing building. Sit outside on your balcony an...</p>	

Highlighted fields were changed by agent to reflect knowledge of this property.

# 2494 S Ocean Blvd, Apt H4, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

• Sold Date: 3/2/2015  
 • MLS listing RX-10007811, 1/14/2014

**Sold Price**

**\$2,750,000**

Sold Date: 3/2/2015  
 Days in RPR: 449

**Current Estimated Value**

**\$2,664,640**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$2,531,408 – \$2,797,872**

RVM® Confidence:



➔ RVM® Change  
 Last 1 Month: –

⬇️ RVM® Change  
 Last 12 Months: **-19.59%**

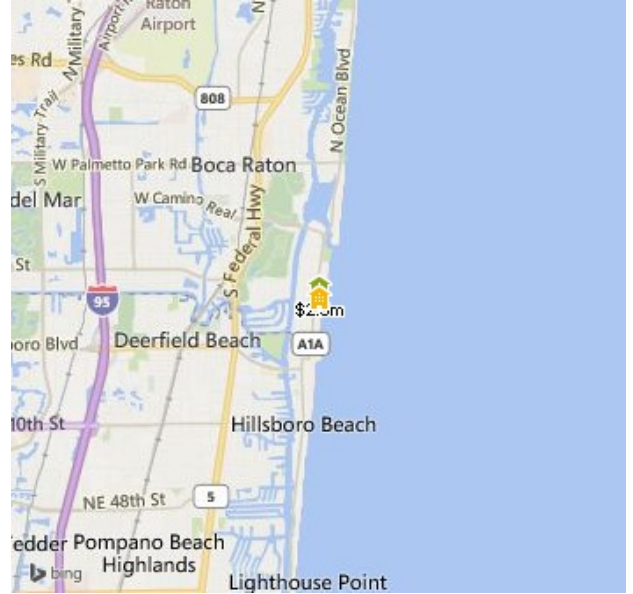
Enjoy spectacular unobstructed ocean views from this magnificent, renovated residence. Over 4,000 sq.ft. & impeccably maintained, this spacious 3-bedroom + den home features a fabulous open, split-bedroom floor plan & beautiful high-end finishes. Exceptionally light & bright, it has impact glass t...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>3</b>	<b>3</b>
Total Baths	<b>3</b>	<b>5</b>
Full Baths	<b>3</b>	<b>4</b>
Partial Baths	<b>–</b>	<b>1</b>
Living Area (sq ft)	<b>4,003</b>	<b>4,003</b>
Lot Size	<b>1 acres</b>	<b>1 acres</b>
Lot Dimensions	<b>1.00 AC</b>	<b>–</b>
Garage (spaces)	<b>–</b>	<b>2</b>
Year Built	<b>1995</b>	<b>1995</b>
Heating	<b>–</b>	<b>Central</b>
Cooling	<b>–</b>	<b>Central</b>
Construction	<b>Masonry</b>	<b>Concrete</b>
Number of Buildings	<b>0</b>	<b>–</b>
Number of Stories	<b>4</b>	<b>1</b>

Courtesy of Boca Executive Realty

# 2494 S Ocean Blvd, Apt D4, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 📍 This Property

**RECENTLY SOLD**

- Sold Date: 4/1/2015
- MLS listing RX-10085452, 11/2/2014

**Sold Price**

**\$2,499,500**

Sold Date: 4/1/2015  
Days in RPR: 157

SPECTACULAR DIRECT OCEAN FRONT WRAP AROUND SOUTH EAST CORNER AT THE ARAGON. DESIGNER FINISHED WITH LIGHT AND BRIGHT DETAILS THROUGHOUT. HIGH CEILINGS, SPACIOUS ROOMS AND A GREAT FLOOR PLAN RIGHT ON THE BEACH! SPLIT BEDROOMS WITH MAGNIFICENT CORNER MASTER SUITE WITH EXCELLENT CLOSETS AND HIS/HER BAT...

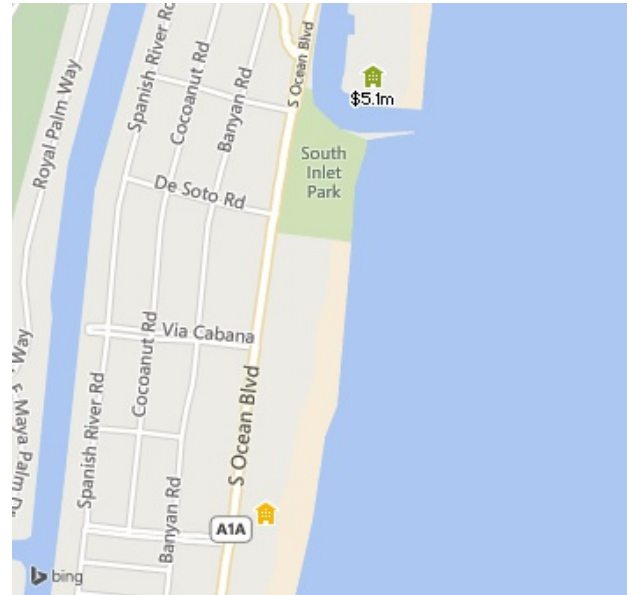
**Home Facts**

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	3	5
Full Baths	3	4
Partial Baths	—	1
Living Area (sq ft)	4,220	4,220
Lot Size	1 acres	—
Lot Dimensions	1.00 AC	—
Garage (spaces)	—	2
Year Built	1995	1995
Style	—	4+ Floors
Heating	—	Central, Zoned
Cooling	—	Central, Zoned
Construction	Masonry	Concrete
Number of Buildings	0	—
Number of Stories	4	1

Courtesy of Premier Estate Properties Inc/BR



# 1000 S Ocean Blvd, Ste 403, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

• Sold Date: 3/31/2015  
 • MLS listing RX-10116075, 3/3/2015

**Sold Price**

**\$5,100,000**

Sold Date: 3/31/2015  
 Days in RPR: 36

**Current Estimated Value**

**\$3,830,410**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$3,332,457 – \$4,328,363**

RVM® Confidence:  
 ★★★★★☆

➔ RVM® Change  
 Last 1 Month: –

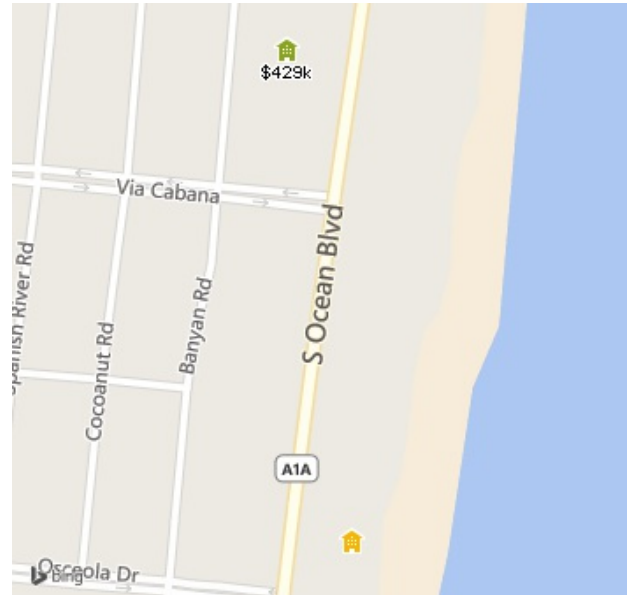
⬆️ RVM® Change  
 Last 12 Months: **1.84%**

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>3</b>	<b>3</b>
Total Baths	<b>3</b>	<b>4</b>
Full Baths	<b>3</b>	<b>3</b>
Partial Baths	–	<b>1</b>
Living Area (sq ft)	<b>3,416</b>	<b>3,416</b>
Lot Size	<b>1 acres</b>	–
Lot Dimensions	<b>1.00 AC</b>	–
Garage (spaces)	–	<b>2</b>
Year Built	<b>2010</b>	<b>2010</b>
Style	–	<b>Contemporary</b>
Heating	–	<b>Central, Zoned</b>
Cooling	–	<b>Central, Zoned</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Number of Buildings	<b>0</b>	–
Number of Stories	–	<b>7</b>

Courtesy of Boca Executive Realty

# 1299 S Ocean Blvd, Apt L3, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

- Sold Date: 3/13/2015
- MLS listing RX-10109575, 2/5/2015

**Sold Price**

**\$429,000**

Sold Date: 3/13/2015  
Days in RPR: 62

**Current Estimated Value**

**\$427,400**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$406,030 – \$448,770**

RVM® Confidence:



📈 RVM® Change  
Last 1 Month: **\$5,520**

📈 RVM® Change  
Last 12 Months: **16.14%**

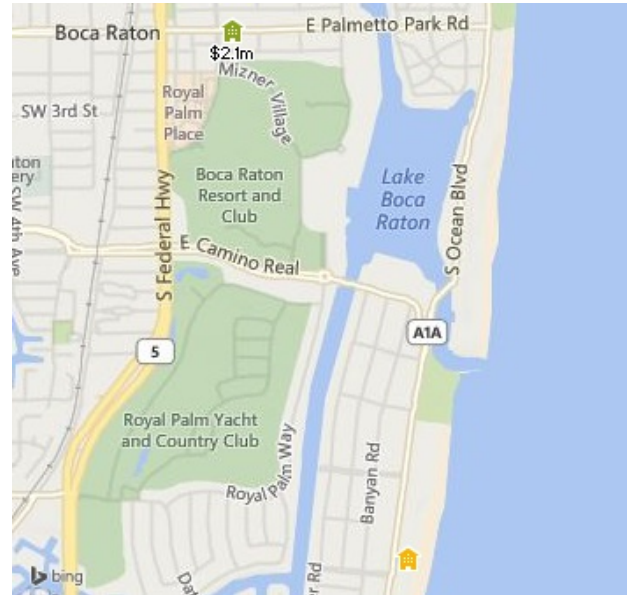
Charming 3 bed/3 bath Townhouse with Ocean/Garden views from both floors and patios, deeded beach access, 18ft ceiling!!! Newer Kitchen, Stainless steel appliances, A/C, High Impact Sliders, Hurricane shutters. This beautiful townhome has 3 large bedrooms with 3 full bathrooms, two upstairs and one...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>3</b>	<b>3</b>
Total Baths	<b>3</b>	<b>3</b>
Full Baths	<b>3</b>	<b>3</b>
Living Area (sq ft)	<b>2,143</b>	<b>2,143</b>
Year Built	<b>1963</b>	<b>1963</b>
Style	–	<b>Townhome</b>
Roofing	–	<b>Concrete Tile</b>
Heating	–	<b>Central, Electric</b>
Cooling	–	<b>Central, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction, Other</b>
Number of Buildings	<b>0</b>	<b>6</b>
Number of Stories	<b>1</b>	<b>2</b>

Courtesy of Lang Realty/BR

# 200 E Palmetto Park Rd, #PH5, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

\* Sold Date: 1/23/2015  
 \* MLS listing RX-10009740, 1/21/2014

**Sold Price**

**\$2,100,000**

Sold Date: 1/23/2015  
 Days in RPR: 442

**Current Estimated Value**

**\$2,095,330**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,990,564 – \$2,200,096**

RVM® Confidence:



📉 RVM® Change  
 Last 1 Month: **-\$33,060**

📉 RVM® Change  
 Last 12 Months: **-15.44%**

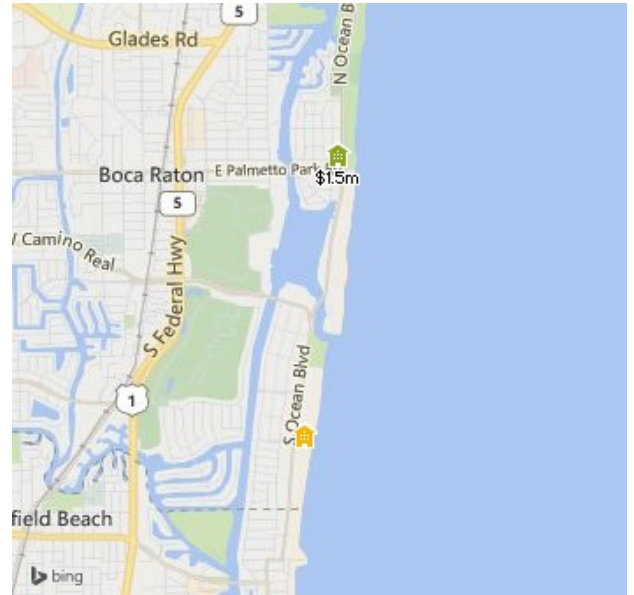
THIS A FINISHED DEVELOPER UNIT...NOT A RESALE. Absolutely spectacular 9th floor Penthouse! This STUNNING unit is the last "Developer" PH remaining at 200 East, the newest and most sought after luxury condominium in downtown Boca Raton. From the moment you walk in, the views are amazing... Gl...

**Home Facts**

	Public Facts	Listing Facts
Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	3	4
Full Baths	3	3
Partial Baths	–	1
Living Area (sq ft)	3,520	3,520
Lot Size	1 acres	1 acres
Lot Dimensions	1.00 AC	–
Garage (spaces)	–	2
Year Built	2009	2009
Heating	–	Central, Electric
Cooling	–	Central, Electric
Construction	Masonry	Cbs Construction, Concrete
Number of Buildings	0	–
Number of Stories	–	9

Courtesy of Nestler Poletto Sothebys Int'l

# 1 N Ocean Blvd, Apt 207, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

- Sold Date: 2/27/2015
- MLS listing RX-10069539, 9/2/2014

**Sold Price**

**\$1,535,500**

Sold Date: 2/27/2015  
Days in RPR: 218

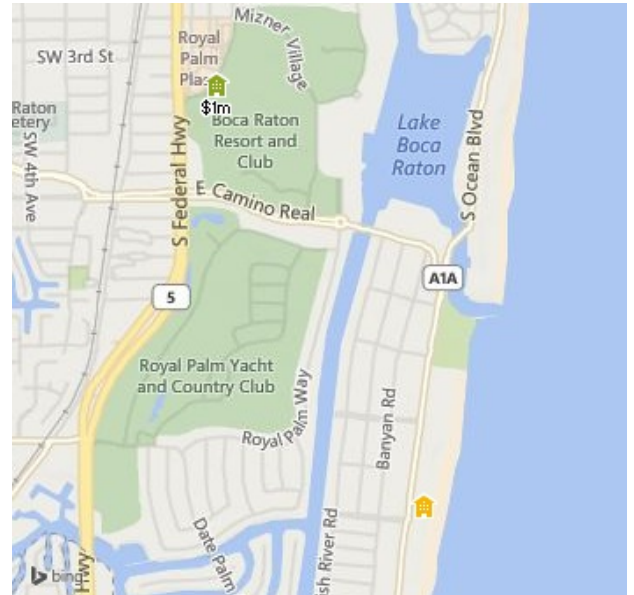
This gorgeous residence mimics a sensational New York Westside apartment and it will take your breath away. Designed and decorated with a New York sleek flair only steps away from the beautiful Atlantic Ocean Sands. Start off by entering the Extraordinary Meridian which melds beauty and architectur...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>3</b>	—
Total Baths	<b>3</b>	—
Full Baths	<b>3</b>	—
Living Area (sq ft)	<b>3,500</b>	—
Lot Size	<b>1 acres</b>	<b>1 acres</b>
Lot Dimensions	<b>1.00 AC</b>	—
Year Built	<b>2007</b>	—
Construction	<b>Masonry</b>	—
Number of Buildings	<b>0</b>	—
Number of Stories	—	<b>5.00,</b>

*Courtesy of Douglas Elliman*

# 550 SE Mizner Blvd, Apt B403, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

- Sold Date: 2/10/2015
- MLS listing RX-10064886, 8/15/2014

**Sold Price**

**\$1,050,000**

Sold Date: 2/10/2015  
Days in RPR: 236

**Current Estimated Value**

**\$1,039,220**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$987,259 – \$1,091,181**

RVM® Confidence:



📉 RVM® Change  
Last 1 Month: **-\$37,220**

📉 RVM® Change  
Last 12 Months: **-7.95%**

**Home Facts**

**Public Facts**

**Listing Facts**

Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	3	3
Full Baths	3	3
Living Area (sq ft)	2,473	2,473
Lot Size	1 acres	-
Lot Dimensions	1.00 AC	-
Garage (spaces)	-	1
Year Built	2003	2003
Heating	-	Central Individual A/C, Electric
Cooling	-	Central Individual A/C, Electric
Construction	Masonry	Cbs Construction
Number of Buildings	0	-
Number of Stories	-	9

Courtesy of Keller Williams Realty Services

# 2600 S Ocean Blvd, Apt 18D, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏠 This Property

**RECENTLY SOLD**

- Sold Date: 3/18/2015
- MLS listing RX-10088982, 11/14/2014

**Sold Price**

**\$850,000**

Sold Date: 3/18/2015  
Days in RPR: 145

STUNNING 3 BEDROOM 2.5 BATH DIRECT OCEANFRONT WITH UNOBSTRUCTED VIEWS CONDO IN SOUTH BOCA. THIS 3 BEDROOM WAS RENOVATED SOUP TO NUTS 3 YEARS AGO. FROM THE GORGEOUS 24 INCH RECTIFIED PORCELAIN TILE TO THE CUSTOM GOURMET KITCHEN WHICH HAS DESIGNER GRANITE WITH MOSAIC GLASS BACKSPASH AND TOP OF THE...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>3</b>	<b>3</b>
Total Baths	<b>2</b>	<b>3</b>
Full Baths	<b>2</b>	<b>2</b>
Partial Baths	<b>-</b>	<b>1</b>
Living Area (sq ft)	<b>2,101</b>	<b>2,500</b>
Garage (spaces)	<b>-</b>	<b>1</b>
Year Built	<b>1975</b>	<b>1975</b>
Heating	<b>-</b>	<b>Central, Electric</b>
Cooling	<b>-</b>	<b>Central, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Number of Buildings	<b>0</b>	<b>-</b>
Number of Stories	<b>18</b>	<b>2</b>

Courtesy of RE/MAX Services

DISTRESSED

## Distressed



Address	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	468 E Boca Raton Rd Boca Raton, FL 33432	400 S Ocean Blvd, Apt 28 Boca Raton, FL 33432	1111 S Ocean Blvd, #4170 Boca Raton, FL 33432	2000 S Ocean Blvd, Apt 16F Boca Raton, FL 33432
Status	Subject Property	Distressed	Distressed	Distressed	Distressed
Estimated Value	\$2,254,000	\$1,013,430	\$2,557,110	\$403,590	\$500,000
Amount	–	\$1,013,430 Est. Value	\$2,395,000 List Amount	\$450,000 List Amount	\$500,000 Est. Value
Past Due Amt.	–	–	–	–	–
Recording Date	4/18/2013	10/23/2001	–	–	3/5/2012
Days in RPR	932	–	7	12	–
Price Per Sq. Ft.	\$425	\$300	\$535	\$293	\$384
Bedrooms	3	3	3	3	2
Total Baths	4	3	3	3	2
Partial Baths	1	–	1	1	–
Total Rooms	–	–	–	–	–
Living Area	3,764	3,376	4,476	1,534	1,303
Lot Size	1 acres	1,991 sq ft	1 acres	–	–
Year Built	1996	2001	2002	1973	1971
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condo/Coop	Townhouse	Condo/Coop	Condo/Coop	Condominium
MLS ID	RX-3310842	–	RX-10124597	RX-10122727	–
Listing Broker	Courtesy of Nestler Poletto Sothebys Int'l	–	Listing Courtesy of Mega Real Estate Services	Listing Courtesy of Lang Realty/Delray Beach	–
Description	<p>ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...</p>		<p>Bank owned property, private villa in an oceanfront building with open pool overlooking intracoastal. Spacious floor plan with lots of room, gourmet kitchen, marble and granite. Upscale building in one of boca's best locations. Community pool and spa directly on the atlantic, valet and concierge 24 hours a day. Call for a private showing and let your imagination take over!</p>	<p>The owner of this condo put every bell and whistle possible into it. Featuring 3 large bedrooms, 2.5 baths.. Beautiful marble floors throughout in a modular versailles pattern. Top of the line gaggenau appliances. Amazing kohler hardware including the lighted "body-spa" shower by kohler! under counter pot cooker, built in expresso/coffee machine, undercounter lighting, 9 inch floor moldings.. Beautiful fireplace with roman columns throughout the unit. There are closet and bedroom built-ins galore. Beautiful mural overlooking east boca raton in dining area. French doors leading out to balcony overlooking pool and tennis courts. Bosch dishwasher, and bosch stackable washer and dryer and laun...</p>	

Highlighted fields were changed by agent to reflect knowledge of this property.

DISTRESSED

## Distressed

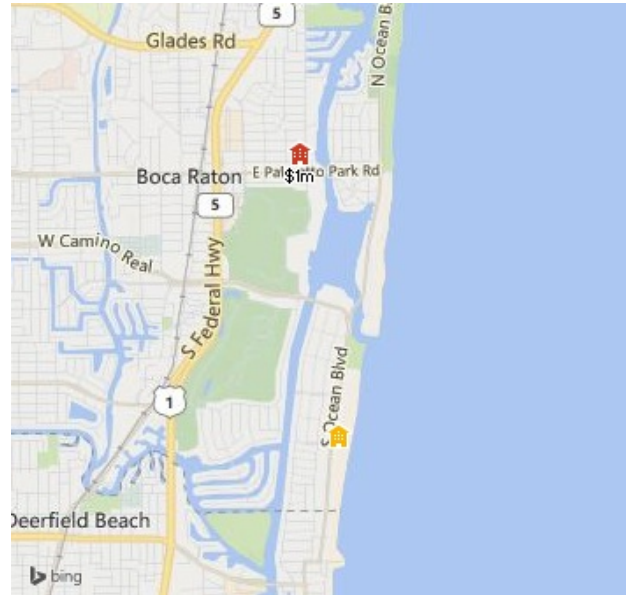


<b>Address</b>	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	255 SW 7th St, Apt 2 Boca Raton, FL 33432	1000 Spanish River Rd, Apt 20 Boca Raton, FL 33432	1000 Spanish River Rd, Apt 2M Boca Raton, FL 33432	1000 Spanish River Rd, Apt 4L Boca Raton, FL 33432
<b>Status</b>	Subject Property	Distressed	Distressed	Distressed	Distressed
<b>Estimated Value</b>	\$2,254,000	\$120,000	\$257,870	\$236,680	\$216,410
<b>Amount</b>	—	\$120,000 Est. Value	\$275,000 List Amount	\$200,000 List Amount	\$216,410 Est. Value
<b>Past Due Amt.</b>	—	—	—	—	—
<b>Recording Date</b>	4/18/2013	2/26/1998	—	—	3/14/2005
<b>Days in RPR</b>	932	—	384	456	—
<b>Price Per Sq. Ft.</b>	\$425	\$105	\$199	\$138	\$157
<b>Bedrooms</b>	3	3	2	2	2
<b>Total Baths</b>	4	2	2	2	2
<b>Partial Baths</b>	1	—	—	—	—
<b>Total Rooms</b>	—	—	—	—	—
<b>Living Area</b>	3,764	1,140	1,379	1,450	1,375
<b>Lot Size</b>	1 acres	—	1 acres	1 acres	1 acres
<b>Year Built</b>	1996	1974	1972	1972	1972
<b>Living Area Range (low)</b>	—	—	—	—	—
<b>Living Area Range (high)</b>	—	—	—	—	—
<b>Property Type</b>	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
<b>Property Subtype</b>	Condo/Coop	Condominium	Condo/Coop	Condo/Coop	Condominium
<b>MLS ID</b>	RX-3310842	—	RX-10026256	RX-10005569	—
<b>Listing Broker</b>	Courtesy of Nestler Poletto Sothebys Int'l	—	—	—	—
<b>Description</b>	<p>ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...</p>				

Highlighted fields were changed by agent to reflect knowledge of this property.



# 468 E Boca Raton Rd, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏠 This Property

**OFF MARKET**

- \* Preforeclosure
- \* Foreclosure Judgment Entered

**Current Estimated Value**

**\$1,013,430**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
\$891,819 – \$1,135,041

RVM® Confidence:  
★★★★☆

⬆ RVM® Change  
Last 1 Month: \$9,640

⬆ RVM® Change  
Last 12 Months: 7.46%

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	—
Property Subtype	<b>Townhouse</b>	—
Bedrooms	<b>3</b>	—
Total Baths	<b>3</b>	—
Full Baths	<b>3</b>	—
Living Area (sq ft)	<b>3,376</b>	—
Lot Size	<b>1,991 sq ft</b>	—
Lot Dimensions	<b>1991 SF</b>	—
Garage	<b>Yes</b>	—
Garage (spaces)	<b>1</b>	—
Year Built	<b>2001</b>	—
Construction	<b>Masonry</b>	—
Number of Buildings	<b>0</b>	—

# 400 S Ocean Blvd, Apt 28, Boca Raton, FL 33432



LEGEND: Subject Property This Listing

**FOR SALE**

- \* Foreclosure
- \* Reo
- \* New, Active: 4/1/2015

List Price  
**\$2,395,000**

Last Price Update: -  
Days in RPR: 7

Current Estimated Value  
**\$2,557,110**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$2,429,255 – \$2,684,965**

RVM® Confidence:  
★★★★★

RVM® Change  
Last 1 Month: **-\$38,250**

RVM® Change  
Last 12 Months: **-20.73%**

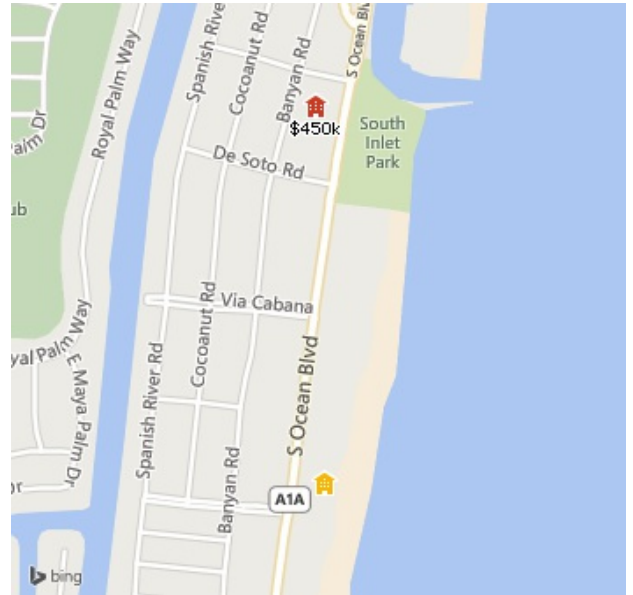
BANK OWNED PROPERTY,  
PRIVATE VILLA IN AN  
OCEANFRONT BUILDING WITH  
OPEN POOL OVERLOOKING  
INTRACOASTAL. SPACIOUS  
FLOOR PLAN WITH LOTS OF  
ROOM, GOURMET KITCHEN,  
MARBLE AND GRANITE.  
UPSCALE BUILDING IN ONE OF  
BOCA'S BEST LOCATIONS.  
COMMUNITY POOL AND SPA  
DIRECTLY ON THE ATLANTIC,  
VALET AND CONCIERGE 24...

## Home Facts

Property Type	Public Facts	Listing Facts
	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	2	3
Full Baths	2	2
Partial Baths	-	1
Living Area (sq ft)	4,476	4,476
Lot Size	1 acres	-
Lot Dimensions	1.00 AC	-
Garage (spaces)	-	2
Pool	-	Yes
Year Built	2002	2002
Style	-	Villa
Heating	-	Central, Electric
Cooling	-	Central, Electric
Construction	Masonry	Cbs Construction
Number of Buildings	0	-
Number of Stories	-	1

Listing Courtesy of Mega Real Estate Services

# 1111 S Ocean Blvd, #4170, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**

- \* Preforeclosure
- \* Notice of Lis Pendens
- \* New, Active: 3/27/2015

List Price  
**\$450,000**

Last Price Update: -  
Days in RPR: 12

Current Estimated Value  
**\$403,590**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$383,411 – \$423,769**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$2,120**

📈 RVM® Change  
Last 12 Months: **37.74%**

The owner of this condo put every bell and whistle possible into it. Featurng 3 large bedrooms, 2.5 baths.. Beautiful marble floors throughout in a modular versailles pattern. Top of the line Gaggenau appliances. Amazing Kohler hardware including the lighted "body-spa" shower by Kohler! Under cou...

## Home Facts

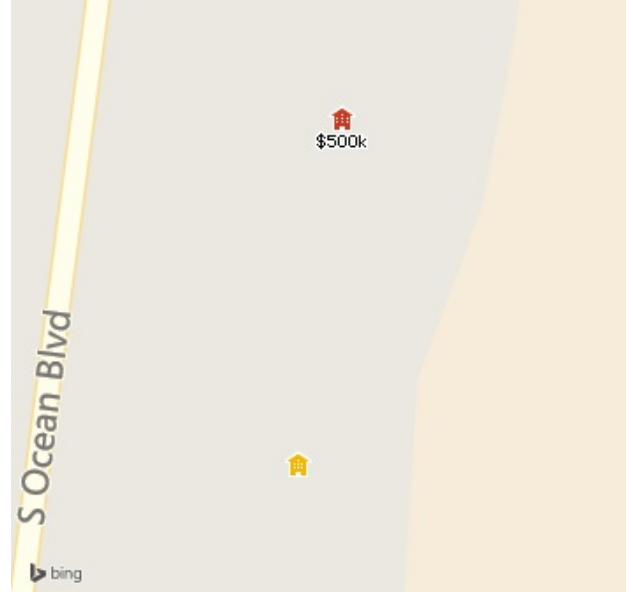
## Public Facts

## Listing Facts

Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	3	3
Total Baths	2	3
Full Baths	2	2
Partial Baths	-	1
Living Area (sq ft)	1,534	1,534
Garage (spaces)	-	1
Year Built	1973	1973
Heating	-	Central
Cooling	-	Ceiling Fan(S), Humidistat, Central
Construction	Masonry	Cbs Construction
Number of Buildings	0	-
Number of Stories	4	5

Listing Courtesy of Lang Realty/Delray Beach

# 2000 S Ocean Blvd, Apt 16F, Boca Raton, FL 33432



LEGEND: Subject Property This Property

**OFF MARKET**

- \* Preforeclosure
- \* Notice of Lis Pendens

Current Estimated Value

**\$500,000**

Last AVM Update: 3/16/2015

AVM Est. Range:  
**\$340,000 – \$660,000**

AVM Confidence:  
★☆☆☆☆

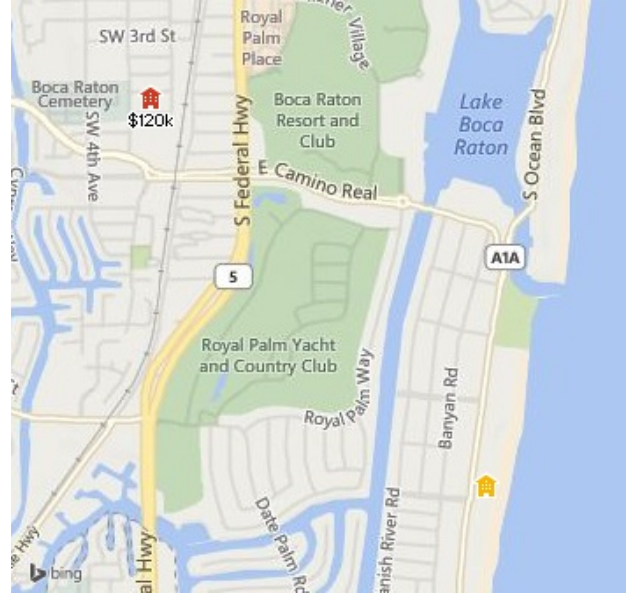
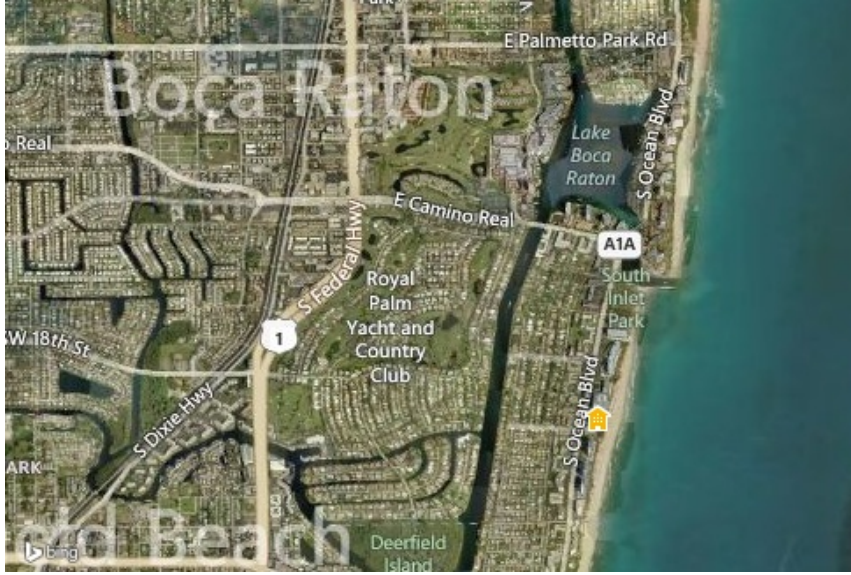
↑ AVM Change  
Last 1 Month: **\$30,000**

↑ AVM Change  
Last 12 Months: **14.15%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	—
Property Subtype	<b>Condominium</b>	—
Bedrooms	<b>2</b>	—
Total Baths	<b>2</b>	—
Full Baths	<b>2</b>	—
Living Area (sq ft)	<b>1,303</b>	—
Year Built	<b>1971</b>	—
Construction	<b>Masonry</b>	—
Number of Buildings	<b>0</b>	—
Number of Stories	<b>16</b>	—

# 255 SW 7th St, Apt 2, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏠 This Property

**OFF MARKET**

- \* Preforeclosure
- \* Notice of Lis Pendens

**Current Estimated Value**

**\$120,000**

Last AVM Update: 3/16/2015

AVM Est. Range:  
**\$81,600 – \$158,400**

AVM Confidence:  
★☆☆☆☆

⬇️ AVM Change  
Last 1 Month: **-\$1,000**

⬆️ AVM Change  
Last 12 Months: **7.14%**

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	—
Property Subtype	<b>Condominium</b>	—
Bedrooms	<b>3</b>	—
Total Baths	<b>2</b>	—
Full Baths	<b>2</b>	—
Living Area (sq ft)	<b>1,140</b>	—
Year Built	<b>1974</b>	—
Construction	<b>Masonry</b>	—
Number of Buildings	<b>0</b>	—
Number of Stories	<b>1</b>	—

# 1000 Spanish River Rd, Apt 2O, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

- \* Expired
- \* MLS listing RX-10026256, 3/20/2014

**Current Estimated Value**

**\$257,870**

Last RVM® Update: 3/16/2015  
Days in RPR: 384

RVM® Est. Range:  
**\$229,505 – \$286,235**

RVM® Confidence:  
★★★★☆

📉 RVM® Change  
Last 1 Month: **-\$1,810**

📈 RVM® Change  
Last 12 Months: **36.43%**

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>2</b>	<b>2</b>
Total Baths	<b>2</b>	<b>2</b>
Full Baths	<b>2</b>	<b>2</b>
Living Area (sq ft)	<b>1,379</b>	<b>1,379</b>
Lot Size	<b>1 acres</b>	<b>1 acres</b>
Lot Dimensions	<b>1.00 AC</b>	–
Garage (spaces)	–	<b>1</b>
Year Built	<b>1972</b>	<b>1972</b>
Heating	–	<b>Central</b>
Cooling	–	<b>Central</b>
Construction	<b>Masonry</b>	<b>Other</b>
Number of Buildings	<b>0</b>	–
Number of Stories	–	<b>4</b>

# 1000 Spanish River Rd, Apt 2M, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**CANCELLED**

\* Cancelled  
 \* MLS listing RX-10005569, 1/7/2014

**Current Estimated Value**

**\$236,680**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$205,912 – \$267,448**

RVM® Confidence:  
 ★★★★★☆

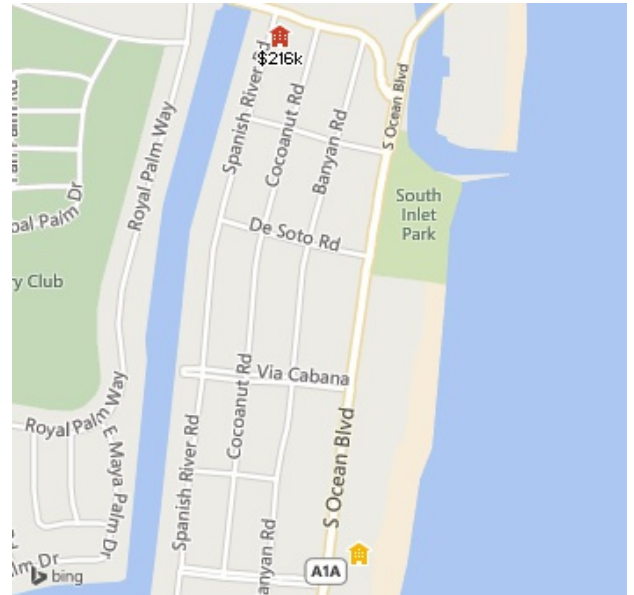
⬆️ RVM® Change  
 Last 1 Month: **\$710**

⬆️ RVM® Change  
 Last 12 Months: **17.75%**

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>2</b>	<b>2</b>
Total Baths	<b>2</b>	<b>2</b>
Full Baths	<b>2</b>	<b>2</b>
Living Area (sq ft)	<b>1,375</b>	<b>1,450</b>
Lot Size	<b>1 acres</b>	–
Lot Dimensions	<b>1.00 AC</b>	–
Year Built	<b>1972</b>	<b>1972</b>
Heating	–	<b>Central</b>
Cooling	–	<b>Central</b>
Construction	<b>Masonry</b>	<b>Other</b>
Number of Buildings	<b>0</b>	–
Number of Stories	–	<b>4</b>

# 1000 Spanish River Rd, Apt 4L, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏠 This Property

**OFF MARKET**

- Preforeclosure
- Foreclosure Judgment Entered

**Current Estimated Value**

**\$216,410**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$190,441 – \$242,379**

RVM® Confidence:  
★★★★☆

📈 RVM® Change  
Last 1 Month: **\$1,830**

📈 RVM® Change  
Last 12 Months: **15.11%**

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	—
Property Subtype	<b>Condominium</b>	—
Bedrooms	<b>2</b>	—
Total Baths	<b>2</b>	—
Full Baths	<b>2</b>	—
Living Area (sq ft)	<b>1,375</b>	—
Lot Size	<b>1 acres</b>	—
Lot Dimensions	<b>1.00 AC</b>	—
Year Built	<b>1972</b>	—
Construction	<b>Masonry</b>	—
Number of Buildings	<b>0</b>	—



EXPIRED LISTING

## Expired



Address	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	2500 S Ocean Blvd, Apt 801 Boca Raton, FL 33432	300 SE 5th Ave, Apt 5180 Boca Raton, FL 33432	550 SE Mizner Blvd, Apt B110 Boca Raton, FL 33432	1 N Ocean Blvd, Apt 402 Boca Raton, FL 33432
Status	Subject Property	Recently Expired	Recently Expired	Recently Expired	Recently Expired
Amount	—	\$5,495,000 List Amount	\$950,000 List Amount	\$874,973 List Amount	\$1,250,000 List Amount
Listing Date	9/18/2012	1/23/2014	11/10/2014	4/7/2014	8/31/2012
Days in RPR	932	440	149	366	950
Price Per Sq. Ft.	\$425	\$1,294	\$406	\$445	\$382
Bedrooms	3	4	2	2	2
Total Baths	4	6	4	3	3
Partial Baths	1	1	1	—	1
Total Rooms	—	—	—	—	—
Living Area	3,764	4,248	2,340	1,968	3,275
Lot Size	1 acres	1 acres	—	1 acres	1 acres
Year Built	1996	2009	1989	2003	2007
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop
MLS ID	<i>RX-3310842</i>	<i>RX-10010341</i>	<i>RX-10087908</i>	<i>RX-10030827</i>	<i>RX-3306835</i>
Listing Broker	<i>Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Courtesy of Mizner Grande Realty LLC</i>	<i>Courtesy of Douglas Elliman</i>	<i>Courtesy of Keller Williams Realty Services</i>	<i>Courtesy of Nestler Poletto Sothebys Int'l</i>
Description	ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...	Incredible north east corner luxuria top of the line turnkey designer furnished dream home with incredible ocean views everywhere! 4 brs plus media rm. If you're looking for the dream, turnkey, ocean views, high ceilings, come & see this dream!	This magnificent fully furnished condo in mizner tower won't last! it has a fabulous view of lake boca raton and the ocean! beautiful pools and boat slips can be seen from the large covered balcony. Two garage parking spaces. Wonderful value in full service, pet friendly building.	2 bedroom + den (with a bed which can be used as a bedroom), 3 bath condo in townsend place, 10 ft ceilings, located on the pool level.	Beautifully finished with marble floors, extra large grand salon, gourmet eat-in kitchen with a suite of top-of-the-line appliances, imported wood cabinetry and granite countertops. Spacious dining room and family room that opens to one of the private terraces. One terrace faces north, one faces south. Elegantly appointed master baths with imported wood cabinetry and is topped with marble vanity. Imported marble flooring lies underfoot throughout the bathroom. Impact-resistant, laminated glass precludes the need for hurricane shutters.

Highlighted fields were changed by agent to reflect knowledge of this property.

EXPIRED LISTING

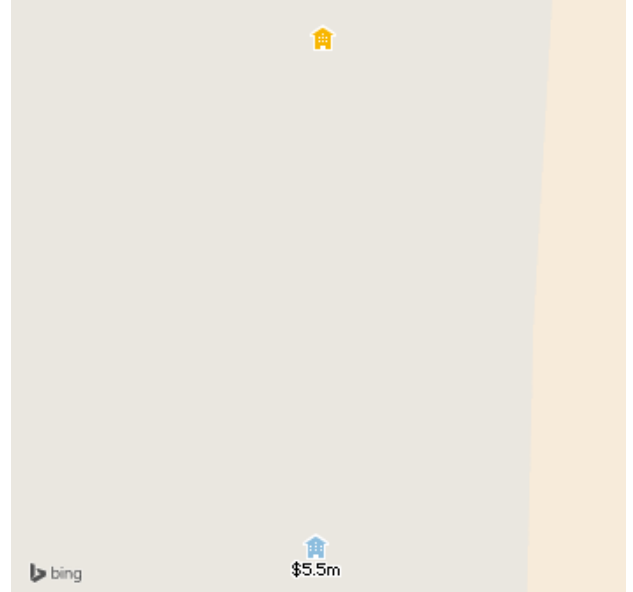
## Expired



Address	2494 S Ocean Blvd, Apt C5 Boca Raton, FL 33432	875 E Camino Real, Apt 3B Boca Raton, FL 33432	1000 Spanish River Rd, Apt 2B Boca Raton, FL 33432	1000 Spanish River Rd, Apt 20 Boca Raton, FL 33432
Status	Subject Property	Recently Expired	Recently Expired	Recently Expired
Amount	—	\$549,000 List Amount	\$185,000 List Amount	\$275,000 List Amount
Listing Date	9/18/2012	3/17/2014	2/15/2014	3/20/2014
Days in RPR	932	387	417	384
Price Per Sq. Ft.	\$425	\$328	\$135	\$199
Bedrooms	3	2	2	2
Total Baths	4	2	2	2
Partial Baths	1	—	—	—
Total Rooms	—	—	—	—
Living Area	3,764	1,675	1,375	1,379
Lot Size	1 acres	—	1 acres	1 acres
Year Built	1996	1970	1972	1972
Living Area Range (low)	—	—	—	—
Living Area Range (high)	—	—	—	—
Property Type	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condo/Coop	Condo/Coop	Condo/Coop	Condo/Coop
MLS ID	<i>RX-3310842</i>	<i>RX-10025138</i>	<i>RX-10016944</i>	<i>RX-10026256</i>
Listing Broker	<i>Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Courtesy of Realty Associates Florida Prop</i>	<i>Courtesy of RE/MAX Services</i>	<i>Courtesy of RE/MAX Advantage Plus/BR</i>
Description	ESTATE SALE. Renovated and updated residence, located in the SE corner of the south tower, has one of the most desirable locations in the building. Private elevator comes directly into a private entry and secured foyer. Transitionally contemporary interiors are accented with neutral marble flooring throughout all the walkway areas, with carpeted bedrooms. Direct east, south, and west views of the ocean. Full living room area has a big dining room area. Updated kitchen cabinetry and granite countertops, Thermador appliances, double ovens, microwave, stove top, sub-zero refrigerator, and pantry area. The kitchen area has afternoon sunset views. The views are east, south and west. There is an...	Highly desirable 'b' unit in lake house south; situated directly on lake boca with boat docks available, beautiful views of garden and lake, crown mouldings in liv rm, dining room with extra storage area, kitchen with add'l cabinets and counterspace added, new marble flooring in baths, reduced and ready for occupancy in 2015. Easy walk to resort, shopping, dining, beach	Awesome location! walk to beach and ocean. Spacious layout with 2 large bedrooms. Click here to submit offers <a href="http://ebrokerhouse.com/property_search.php?id=220720">http://ebrokerhouse.com/property_search.php?id=220720</a>	Best kept secret of boca raton...2/2 condo with underground parking space/storage unit. boutique building just over intracoastal and walk to beach/boca raton resort. This unit has been redone and shows beautifully, open kitchen with granite and wood cabinets, tile thru-out living area. Great size rooms..no laundry in unit but 3 washers/dryers on each floor.serious buyers only!

Highlighted fields were changed by agent to reflect knowledge of this property.

# 2500 S Ocean Blvd, Apt 801, Boca Raton, FL 33432



LEGEND: Subject Property This Property

**RECENTLY EXPIRED**

\* Expired  
 \* MLS listing RX-10010341, 1/23/2014

**Current Estimated Value**  
**\$1,138,000**

Last AVM Update: 3/16/2015  
 Days in RPR: 440

AVM Est. Range:  
**\$842,120 – \$1,433,880**

AVM Confidence:

AVM Change  
 Last 1 Month: **-\$20,000**

AVM Change  
 Last 12 Months: **-68.97%**

Incredible North East Corner Luxuria  
 Top of the Line Turnkey Designer  
 Furnished Dream Home with  
 Incredible Ocean Views  
 Everywhere! 4 BRs Plus Media Rm.  
 If you're looking for the Dream,  
 Turnkey, Ocean Views, High  
 Ceilings, Come & See this Dream!

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>4</b>	<b>4</b>
Total Baths	<b>5</b>	<b>6</b>
Full Baths	<b>5</b>	<b>5</b>
Partial Baths	<b>-</b>	<b>1</b>
Living Area (sq ft)	<b>4,248</b>	<b>4,248</b>
Lot Size	<b>1 acres</b>	<b>1 acres</b>
Lot Dimensions	<b>1.00 AC</b>	<b>-</b>
Garage (spaces)	<b>-</b>	<b>2</b>
Year Built	<b>2009</b>	<b>2009</b>
Heating	<b>-</b>	<b>Zoned</b>
Cooling	<b>-</b>	<b>Zoned</b>
Construction	<b>Masonry</b>	<b>Concrete</b>
Number of Buildings	<b>0</b>	<b>-</b>
Number of Stories	<b>-</b>	<b>1</b>

Courtesy of Mizner Grande Realty LLC

# 300 SE 5th Ave, Apt 5180, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

- \* Expired
- \* MLS listing RX-10087908, 11/10/2014

**Current Estimated Value**

**\$932,470**

Last RVM® Update: 3/16/2015  
Days in RPR: 149

RVM® Est. Range:  
**\$885,847 – \$979,093**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$39,060**

📈 RVM® Change  
Last 12 Months: **19.24%**

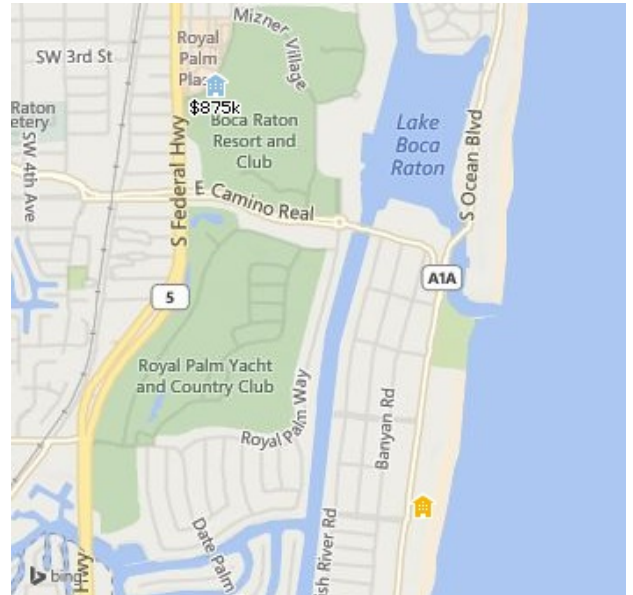
This magnificent FULLY FURNISHED condo in Mizner Tower WONT LAST! It has a fabulous VIEW OF LAKE BOCA RATON AND THE OCEAN! Beautiful pools and boat slips can be seen from the large covered balcony. Two garage parking spaces. Wonderful value in full service, pet friendly building.

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>2</b>	<b>2</b>
Total Baths	<b>3</b>	<b>4</b>
Full Baths	<b>3</b>	<b>3</b>
Partial Baths	–	<b>1</b>
Living Area (sq ft)	<b>2,340</b>	<b>2,340</b>
Garage (spaces)	–	<b>2</b>
Year Built	<b>1989</b>	<b>1989</b>
Style	–	<b>Less Than 4 Floors</b>
Heating	–	<b>Central</b>
Cooling	–	<b>Central</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Number of Buildings	<b>0</b>	–
Number of Stories	<b>5</b>	<b>8</b>

Courtesy of Douglas Elliman

# 550 SE Mizner Blvd, Apt B110, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

\* Expired  
 \* MLS listing RX-10030827, 4/7/2014

**Current Estimated Value**

**\$866,170**

Last RVM® Update: 3/16/2015  
 Days in RPR: 366

RVM® Est. Range:  
**\$779,553 – \$952,787**

RVM® Confidence:  
 ★★★★★

📉 RVM® Change  
 Last 1 Month: **-\$7,930**

📈 RVM® Change  
 Last 12 Months: **4.6%**

2 bedroom + den (with a bed which can be used as a bedroom), 3 bath condo in Townsend Place, 10 ft ceilings, located on the pool level.

**Home Facts**

**Public Facts**

**Listing Facts**

Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	3	3
Full Baths	3	3
Living Area (sq ft)	1,968	1,968
Lot Size	1 acres	–
Lot Dimensions	1.00 AC	–
Garage (spaces)	–	1
Year Built	2003	2003
Style	–	4+ Floors
Heating	–	Central, Electric
Cooling	–	Central, Central Individual A/C
Construction	Masonry	Cbs Construction
Number of Buildings	0	–
Number of Stories	–	9

Courtesy of Keller Williams Realty Services

# 1 N Ocean Blvd, Apt 402, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

\* Expired  
\* MLS listing RX-3306835, 8/31/2012

**Current Estimated Value**

**\$1,157,860**

Last RVM® Update: 3/16/2015  
Days in RPR: 950

RVM® Est. Range:  
**\$1,018,917 – \$1,296,803**

RVM® Confidence:  
★★★★☆

📉 RVM® Change  
Last 1 Month: **-\$21,950**

📈 RVM® Change  
Last 12 Months: **8%**

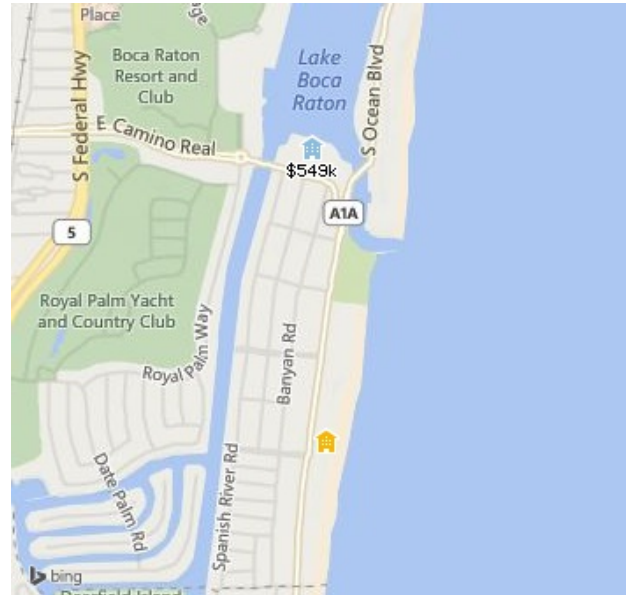
BEAUTIFULLY FINISHED WITH MARBLE FLOORS, EXTRA LARGE GRAND SALON, GOURMET EAT-IN KITCHEN WITH A SUITE OF TOP-OF-THE-LINE APPLIANCES, IMPORTED WOOD CABINETRY AND GRANITE COUNTERTOPS. SPACIOUS DINING ROOM AND FAMILY ROOM THAT OPENS TO ONE OF THE PRIVATE TERRACES. ONE TERRACE FACES NORTH, ONE FACES SO...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>2</b>	<b>2</b>
Total Baths	<b>2</b>	<b>3</b>
Full Baths	<b>2</b>	<b>2</b>
Partial Baths	<b>–</b>	<b>1</b>
Living Area (sq ft)	<b>3,084</b>	<b>3,275</b>
Lot Size	<b>1 acres</b>	<b>–</b>
Lot Dimensions	<b>1.00 AC</b>	<b>–</b>
Year Built	<b>2007</b>	<b>2007</b>
Heating	<b>–</b>	<b>Central</b>
Cooling	<b>–</b>	<b>Central</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Number of Buildings	<b>0</b>	<b>–</b>
Number of Stories	<b>–</b>	<b>5</b>

Courtesy of Nestler Poletto Sothebys Int'l

# 875 E Camino Real, Apt 3B, Boca Raton, FL 33432



LEGEND: Subject Property This Property

**RECENTLY EXPIRED**

- \* Expired
- \* MLS listing RX-10025138, 3/17/2014

HIGHLY DESIRABLE 'B' UNIT IN LAKE HOUSE SOUTH; SITUATED DIRECTLY ON LAKE BOCA WITH BOAT DOCKS AVAILABLE, BEAUTIFUL VIEWS OF GARDEN AND LAKE, CROWN MOULDINGS IN LIV RM, DINING ROOM WITH EXTRA STORAGE AREA, KITCHEN WITH ADD'L CABINETS AND COUNTERSPACE ADDED, NEW MARBLE FLOORING IN BATHS, REDUCED AND R...

**Home Facts**

**Public Facts**

**Listing Facts**

Property Type	Condo/Townhouse	Condo/Townhouse
Property Subtype	Condominium	Condo/Coop
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Living Area (sq ft)	1,675	1,675
Garage (spaces)	-	1
Year Built	1970	1970
Style	-	Georgian
Heating	-	AME=[LIST_112] CLASS=[A],
Construction	Masonry	Cbs Construction
Number of Buildings	0	-
Number of Stories	3	1

Courtesy of Realty Associates Florida Prop

# 1000 Spanish River Rd, Apt 2B, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

- \* Expired
- \* MLS listing RX-10016944, 2/15/2014

**Current Estimated Value**

**\$195,340**

Last RVM® Update: 3/16/2015  
Days in RPR: 417

RVM® Est. Range:  
**\$171,900 – \$218,780**

RVM® Confidence:  
★★★★☆

📈 RVM® Change  
Last 1 Month: **\$520**

📈 RVM® Change  
Last 12 Months: **5.58%**

Awesome location! Walk to beach and ocean. Spacious layout with 2 large bedrooms. Click here to submit offers [http://ebrokerhouse.com/property\\_search.php?id=220720](http://ebrokerhouse.com/property_search.php?id=220720)

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>2</b>	<b>2</b>
Total Baths	<b>2</b>	<b>2</b>
Full Baths	<b>2</b>	<b>2</b>
Living Area (sq ft)	<b>1,375</b>	<b>1,375</b>
Lot Size	<b>1 acres</b>	<b>1 acres</b>
Lot Dimensions	<b>1.00 AC</b>	–
Year Built	<b>1972</b>	<b>1972</b>
Heating	–	<b>Central</b>
Cooling	–	<b>Central</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Number of Buildings	<b>0</b>	–
Number of Stories	–	<b>1</b>

Courtesy of RE/MAX Services



# 1000 Spanish River Rd, Apt 2O, Boca Raton, FL 33432



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

- \* Expired
- \* MLS listing RX-10026256, 3/20/2014

**Current Estimated Value**

**\$257,870**

Last RVM® Update: 3/16/2015  
Days in RPR: 384

RVM® Est. Range:  
**\$229,505 – \$286,235**

RVM® Confidence:  
★★★★☆

📉 RVM® Change  
Last 1 Month: **-\$1,810**

📈 RVM® Change  
Last 12 Months: **36.43%**

Best Kept secret of Boca Raton...2/2 condo with underground parking space/storage unit..Boutique building just over intracoastal and walk to beach/Boca Raton Resort. This unit has been redone and shows beautifully, open kitchen with granite and wood cabinets, tile thru-out living area. Great size...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Condo/Townhouse</b>	<b>Condo/Townhouse</b>
Property Subtype	<b>Condominium</b>	<b>Condo/Coop</b>
Bedrooms	<b>2</b>	<b>2</b>
Total Baths	<b>2</b>	<b>2</b>
Full Baths	<b>2</b>	<b>2</b>
Living Area (sq ft)	<b>1,379</b>	<b>1,379</b>
Lot Size	<b>1 acres</b>	<b>1 acres</b>
Lot Dimensions	<b>1.00 AC</b>	–
Garage (spaces)	–	<b>1</b>
Year Built	<b>1972</b>	<b>1972</b>
Heating	–	<b>Central</b>
Cooling	–	<b>Central</b>
Construction	<b>Masonry</b>	<b>Other</b>
Number of Buildings	<b>0</b>	–
Number of Stories	–	<b>4</b>

Courtesy of RE/MAX Advantage Plus/BR

# Recommended Pricing Strategy

	Active Listings	Distressed	Expired Listings	Pending Sales	Sold
<b>Lowest Price</b>	\$329,900	\$120,000	\$185,000	\$380,000	\$450,000
<b>Median Price</b>	\$707,000	\$362,500	\$874,973	\$882,450	\$2,097,250
<b>Highest Price</b>	\$5,250,000	\$2,395,000	\$5,495,000	\$1,050,000	\$5,100,000
<b>Median Price Per Sq. Ft.</b>	\$454	\$246	\$382	\$403	\$539
<b>Days in RPR</b>	8	7	387	91	187

## Comparable Sold Property Price Analysis

	Sold Price	Price Per Sq. Ft.
<b>Lowest Price</b>	\$55,120	\$69
<b>Median Price</b>	\$499,000	\$333
<b>High Price</b>	\$5,995,000	\$1,206

### Sellers

_____	_____
Signature	Date
_____	_____
Signature	Date

### Broker / Agent

_____	_____
Signature	Date

# Seller's Proceeds

	Low	High
Price	<input type="text"/>	<input type="text"/>
Encumbrances		
First Loan	<input type="text"/>	<input type="text"/>
Second Loan	<input type="text"/>	<input type="text"/>
Est. Closing Costs		
Commissions	<input type="text"/>	<input type="text"/>
Escrow Items	<input type="text"/>	<input type="text"/>
Escrow Fees	<input type="text"/>	<input type="text"/>
Home Warranty	<input type="text"/>	<input type="text"/>
Other Work	<input type="text"/>	<input type="text"/>
Pest Inspection	<input type="text"/>	<input type="text"/>
Tax Stamp	<input type="text"/>	<input type="text"/>
Termite Work	<input type="text"/>	<input type="text"/>
Title Insurance	<input type="text"/>	<input type="text"/>
Total Encumbrances	<input type="text"/>	<input type="text"/>
Estimated Closing Costs	<input type="text"/>	<input type="text"/>
Net Cash to Seller	<input type="text"/>	<input type="text"/>

*I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.*

Seller

date

EXHIBIT 3 - LISTING PICTURES BEFORE AND AFTER

MOTION TO STOP SALE OF 7020 LIONS HEAD LANE PROPERTY  
Wednesday, April 15, 2015  
EXHIBIT

**7020 LIONS HEAD LANE – 2012 to 2015 BEFORE & AFTER PICTURES**

**1. HOME FRONT**

2012 BEFORE

Front of House Zillow Listing Picture 2012 – Looks like the Ritz Carlton



2014-2015 AFTER

Poletto Appraisal 2014 – Moldy Driveway – Faded Paint

March 2015 Street View – Totally Dead Landscape

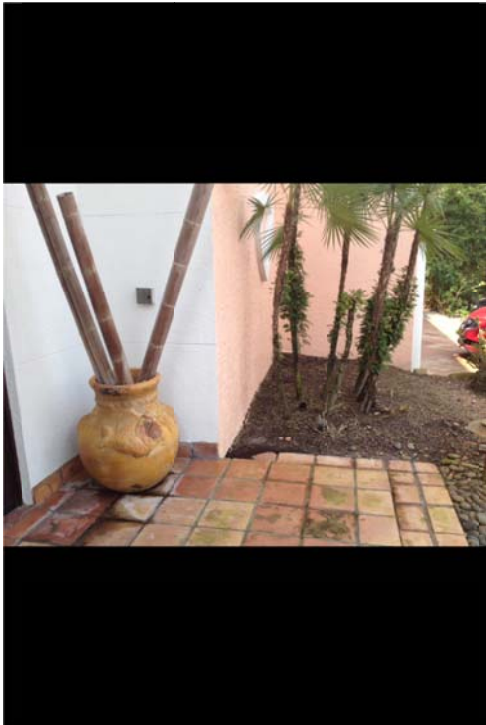




March 2015 Pictures Street View – Broken Moldy Fountain Missing Statue - Dead Landscape



March 2015 Home Front – Black and Green Mold on Walkway to Front Door



2. BACKYARD VIEW

BACKYARD VIEWS BEFORE AND AFTER

2012 BEFORE

2012 Zillow Listing Pictures – Looks like the Ritz





2014-2014 AFTER

2014 Poletto Appraisal – Pool according to Poletto statements to Real Estate Broker the Pool is Dark Green because it is broken and being fixed. Mold over deck, tile faded and Jacuzzi filthy.



BACK BARBEQUE BEFORE 2012



AFTER POLETTO APPRAISAL – PAINT FADED TILE FADED



3. GARAGE VIEWS 2015

GARAGE PICTURES WHERE 5000 SQUARE FT OF CONDO FURNISHINGS AND PERSONAL PROPERTIES WERE ALLEGED TO BE STORED, INCLUDING COUCHES, BEDS, DINING TABLES, ETC.

GARAGES 1 & 2 – COMPLETELY EMPTY

GARAGE 3 VIRTUALLY EMPTY – GARAGE 4 MISSING 1 ROLLS ROYCE GOLF CART



EXHIBIT 4 – GARAGE PICTURES OF THE FOUR GARAGES



MOTION TO STOP SALE OF 7020 LIONS HEAD LANE PROPERTY  
Wednesday, April 15, 2015  
EXHIBIT

3. GARAGE VIEWS 2015

GARAGE PICTURES WHERE 5000 SQUARE FT OF CONDO FURNISHINGS AND PERSONAL PROPERTIES WERE ALLEGED TO BE STORED, INCLUDING COUCHES, BEDS, DINING TABLES, ETC.

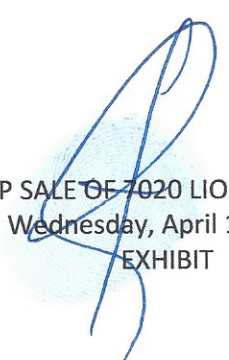
GARAGES 1 & 2 – COMPLETELY EMPTY

GARAGE 3 VIRTUALLY EMPTY – GARAGE 4 MISSING 1 ROLLS ROYCE GOLF CART



EXHIBIT 5 – 7020 LIONS HEAD LANE SELLERS REPORT

MOTION TO STOP SALE OF 7020 LIONS HEAD LANE PROPERTY  
Wednesday, April 15, 2015  
EXHIBIT

A handwritten signature in blue ink, consisting of several loops and a long tail, is written over the text at the bottom of the page.

SELLER'S REPORT

# 7020 Lions Head Ln, Boca Raton, FL 33496



*Please keep in mind I haven't seen  
the inside of the property yet.*

Presented by

**Paul Saperstein**

Florida Real Estate License: BK676961



Mobile: (561) 251-5296 | Fax: (561) 455-9884

[sapsdeals@gmail.com](mailto:sapsdeals@gmail.com)

RE/MAX Advantage Plus  
3013 Yamato Rd  
Boca Raton, FL 33434

# 7020 Lions Head Ln, Boca Raton, FL 33496



Legend: 🏠 Subject Property

**SALE PENDING**

• Active Contingent: 3/19/2015

## List Price

# \$1,395,000

Last Price Update: 10/21/2014

Days in RPR: 1,170

## Current Estimated Value

# \$1,594,780

Last RVM® Update: 3/16/2015

RVM® Est. Range: \$1,419,355 – \$1,770,205

RVM® Confidence: ★★★★★

📈 RVM® Change - Last 1 Month: \$32,850

📉 RVM® Change - Last 12 Months: -5.69%

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

# Home Facts

## Public Remarks

ESTATE SALE. Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors & cast stone columns. Off the entry & living room, there is a powder bathroom, with separate men's & woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room & dining room area. Walls have stucco application throughout the house.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>	
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>	
Bedrooms	-	5	
Total Baths	8	10	
Full Baths	8	7	
Partial Baths	-	3	
Living Area (sq ft)	6,293	6,293	
Lot Size	0.33 acres	-	
Lot Dimensions	14562 SF	0.33	
Garage	Yes	-	
Garage (spaces)	3	4	
Pool	Enclosed	Yes	
Year Built	1993	1993	
Style	-	Mediterranean	
Roofing	Tile	-	
Heating	Forced air unit	Central	
Cooling	Yes	Central	
Fireplaces	1	-	
Construction	Masonry	Cbs Construction	
Exterior Walls	Stucco	-	
Number of Buildings	0	-	
Number of Stories	2	2	

## Homeowner Facts

Owner Name	Withheld
Mailing Address	880 Berkeley St Boca Raton FL 33487-2450
Vesting	Trustee/Conservator
Current Lender	CHL HOME MORTGAGE LLC
Original Loan Amt.	\$998,000



# Extended Home Facts



Legend: 🏠 Subject Property

## Interior Features

<b>Appliance</b>	Dishwasher, Wall Oven, Refrigerator, Range-Electric, Microwave
<b>Cooling</b>	Central
<b>Floor</b>	Ceramic
<b>Heating</b>	Central
<b>Pet</b>	Yes
<b>General</b>	Volume Ceiling, Walk-In Closet
<b>Window</b>	Hurricane Shutters
<b>Room Details</b>	Cabana, Media, Laundry/Utility Rm, Family, Den

## Interior Details

<b>Heating Fuel Type</b>	Electric
<b>Interior Walls</b>	Gypsum Board
<b>Floor Cover</b>	Marble, Carpet
<b>Base Area</b>	3916 sq ft
<b>Effective Area</b>	7010 sq ft
<b>Total Area</b>	7525 sq ft
<b>Garage</b>	529 sq ft
<b>Porch - Open</b>	361 sq ft
<b>Garage</b>	342 sq ft

## Exterior Features

<b>Construction</b>	Cbs Construction
<b>Style</b>	Mediterranean
<b>Water Front</b>	None
<b>Parking</b>	Circular Driveway, Golf Cart, Garage-Attached, Decor Drive
<b>Levels</b>	2.00,
<b>Utilities</b>	Public Sewer, Public Water
<b>Lot Size Dimensions</b>	0.33
<b>Lot Size Features</b>	1/4 To 1/2 Acre

## Exterior Details

<b>Lot Size - Frontage Feet</b>	0000001020 sq ft
<b>Lot Size - Acres</b>	334.00 sq ac
<b>Neighborhood Code</b>	126700RS
<b>Roof Type</b>	GABLE OR HIP

## Room Sizes

<b>Master Bedroom</b>	20x18	<b>Bedroom</b>	14x14
<b>Bedroom</b>	16x14	<b>Kitchen</b>	16x14
<b>Bedroom</b>	16x14	<b>Living Room</b>	18x16

## Location Details

<b>Directions to Property</b>	Clint Moore Rd west of Jog to St Andrews Country Club entrance
<b>Subdivision</b>	St Andrews Country Club

## Other Details

<b>Effective Year Built</b>	1998
<b>Building Condition</b>	Average
<b>Pool Size</b>	000000135

---

<b>Zoning</b>	RT	<b>Patio</b>	000001346
<b>Walkability Score</b> (out of 5)	Overall: 0.3   Amenity: 0.2   Leisure: 0.2		

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### Homeowners Association Info

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<b>Association Features</b>	Mandatory Hoa
<b>Association Y/N</b>	Yes
<b>Association Dues 1</b>	\$533

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# Property Photos





## Property History

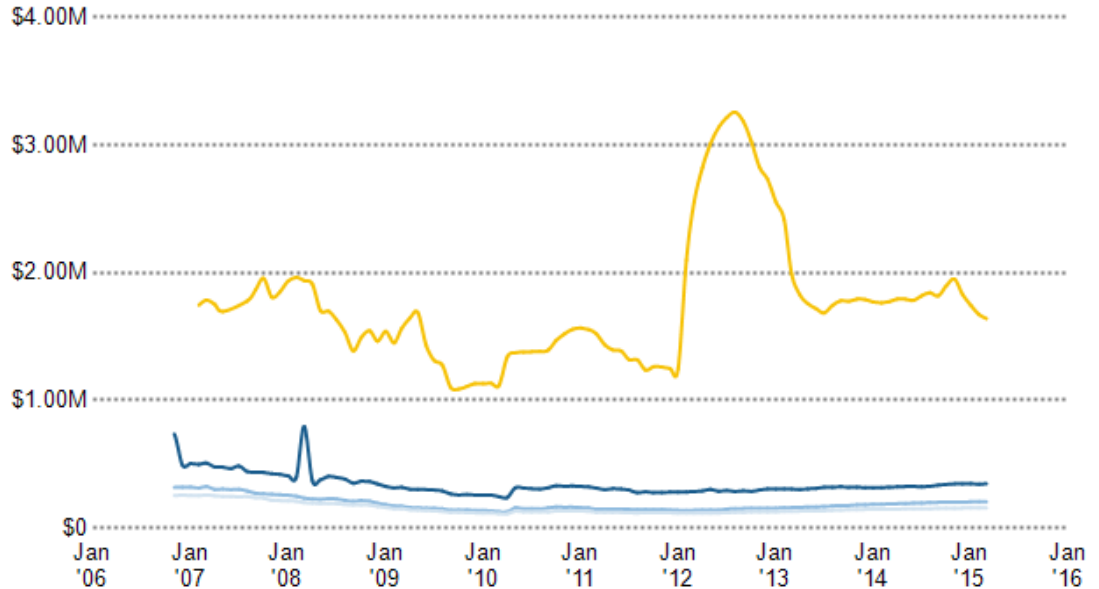
### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 33496
- Palm Beach County
- Florida



### Sales History

Sales Date	Sales Amount	Price per sq. ft.
6/9/1993	\$894,000	\$142

### Assessed Values

Date	Improvements	Land	Total	Tax
2014	—	—	\$899,512	\$17,276
2013	—	—	\$904,526	\$17,422
2012	—	—	\$883,019	—
2010	—	—	\$965,110	\$18,605
2009	—	—	\$1,069,591	—
2007	—	—	\$1,202,558	—
2006	—	—	\$1,248,277	—
2005	—	—	\$1,166,734	—

### Legal Description

<b>Parcel Number:</b> 00-42-46-33-11-000-7810	<b>Zoning:</b> RT	<b>Census Tract:</b> 120990070.052000	<b>Abbreviated Description:</b> LOT:781 SEC/TWN/RNG/MER:SEC 33 TWN 46S RNG 42E ST ANDREWS COUNTRY CLUB PL 14 LT 781	<b>City/Municipality/Township:</b> Boca Raton, FL 33496
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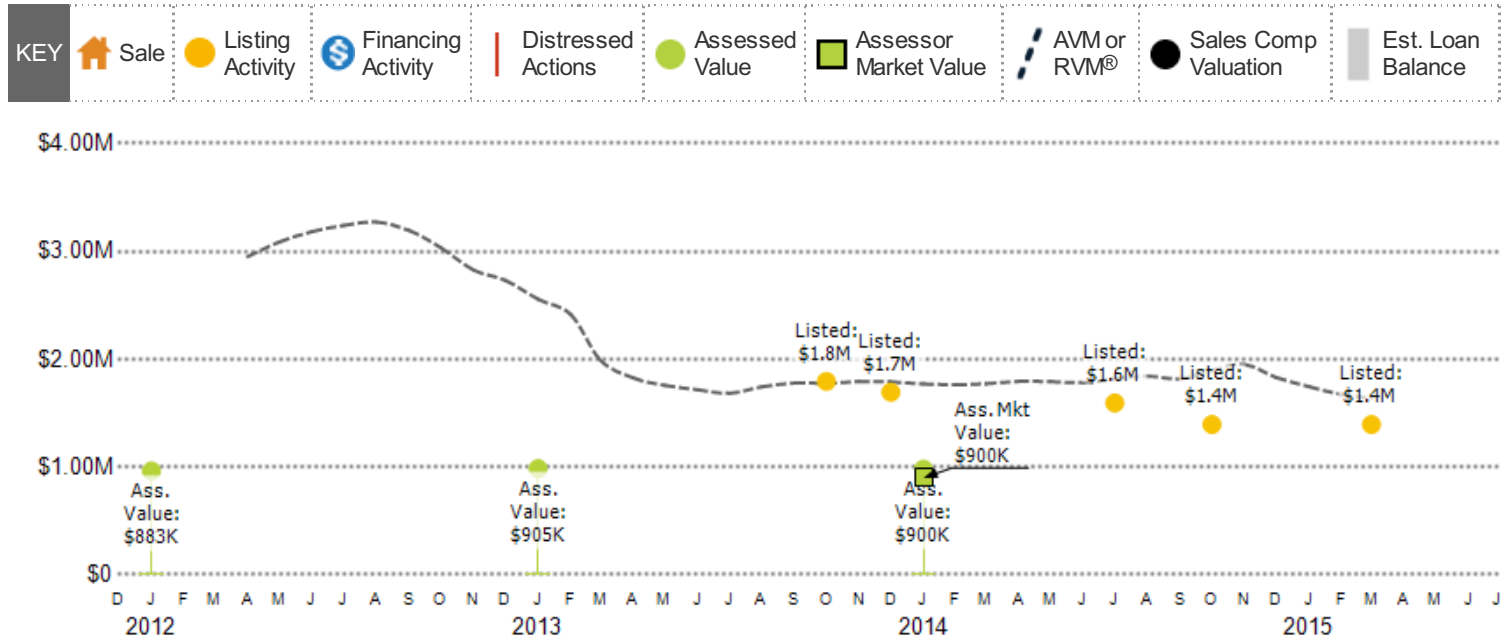
### Mortgage Records

Recording Date	10/25/2006	6/16/2004	6/19/2001
<b>Borrower Name</b>	SIMON BERNSTEIN, SHIRLEY BERNSTEIN	SIMON L BERNSTEIN, SHIRLEY BERNSTEIN	SHIRLEY BERNSTEIN, SIMON L BERNSTIEN
<b>Lender Name</b>	CHL HOME MORTGAGE LLC	WELLS FARGO BANK NA	WELLS FARGO BANK WEST NA
<b>Lender Type</b>	Not Known	Bank	Bank
<b>Loan Amount</b>	\$998,000	\$521,000	\$979,000
<b>Document Number</b>	20060602555	20040348625	—
<b>Loan Type</b>	Unknown	E	E
<b>Contract Date</b>	10/17/2006	6/8/2004	—
<b>TD Due Date</b>	11/1/2036	7/4/2014	—
<b>Finance Type</b>	Adjustable Rate	—	Fixed Rate
<b>Interest Rate</b>	6.75%	—	—



## Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

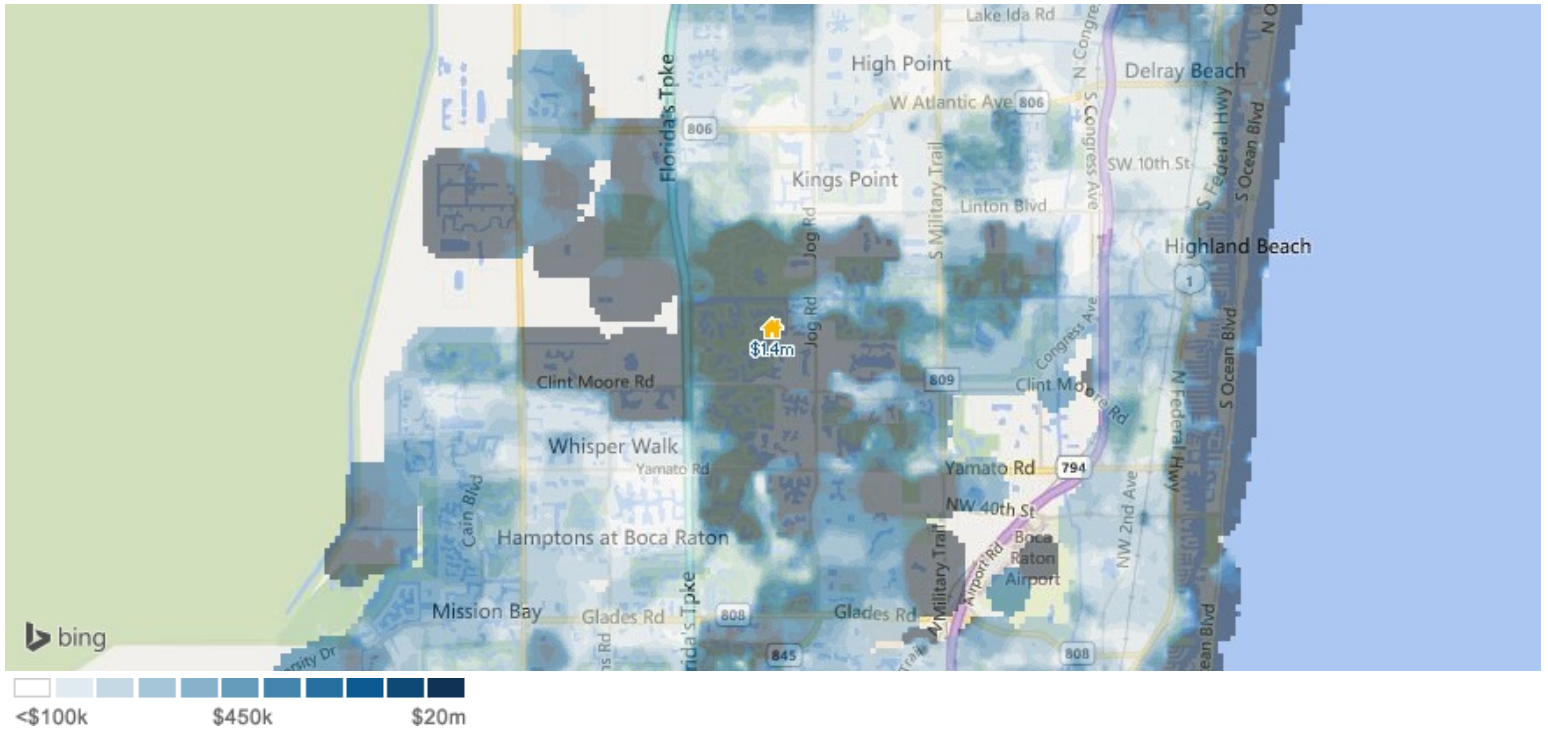
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

## Price Change History

Change Date	Description	New List Price	% Change
3/19/2015	Contingent	\$1,395,000	-
10/21/2014	Active	\$1,395,000	-12.54%
7/10/2014	Active	\$1,595,000	-5.9%
12/16/2013	Active	\$1,695,000	-5.57%
10/7/2013	-	\$1,795,000	-

# Market Activity for 33496

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

### Market Snapshot

Compared with Last Year: April 08, 2014 vs. April 08, 2015

Median Est. Home Value

**\$348K**

Up 8.5%

Median Est. Listing Price

**\$525K**

Up 11.1%

Median Days in RPR

**101**

Down -7.3%

Sales Volume

**35**

Down -40.7%



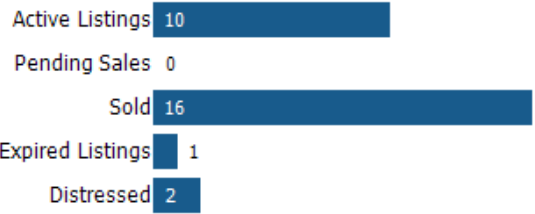
## Market Activity

This chart summarizes market activity by listing status for various time periods.

Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Monthly

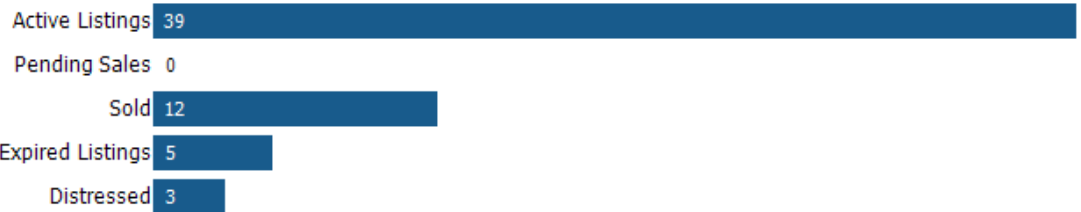
### 12 Months Ago



### Last 30 Days



### Month Prior



## Listing Price vs. Sales Price

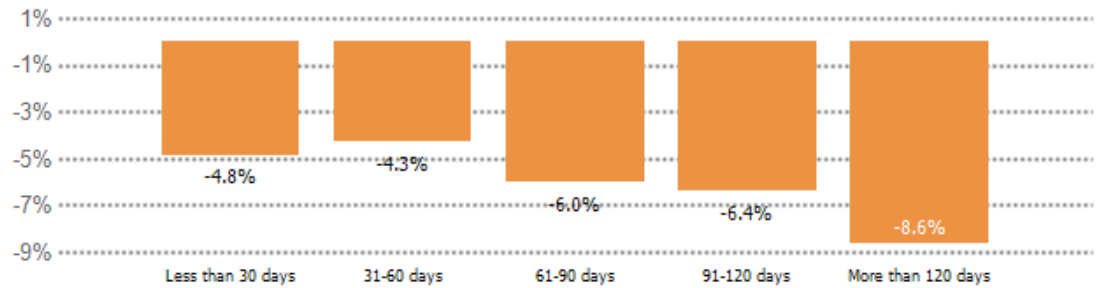
This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

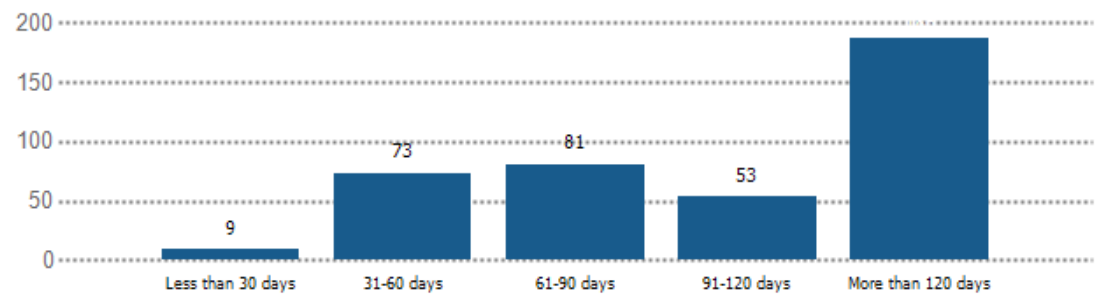
Update Frequency: Monthly

- Below Listing Price
- Number of Sales

### Percentage Difference in Price



### Number of Sales



## Average Price Adjustments

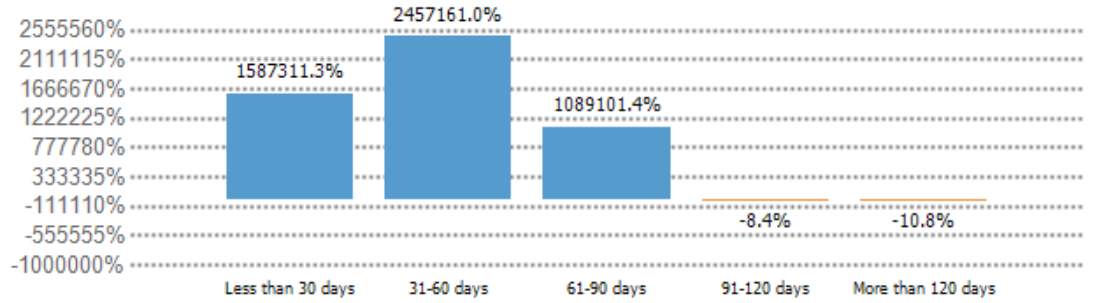
This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.

Data Source: On- and off-market listings sources

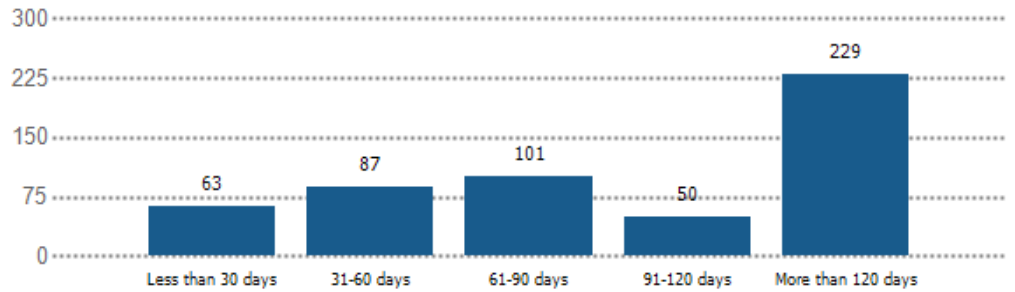
Update Frequency: Monthly

- Price Adjustments (+)
- Price Adjustments (-)
- Number of Price Adjustments - All Listings

## Percentage Change in Listing Price



## Number of Price Adjustments - All Listings



# Market Health Charts and Comparisons

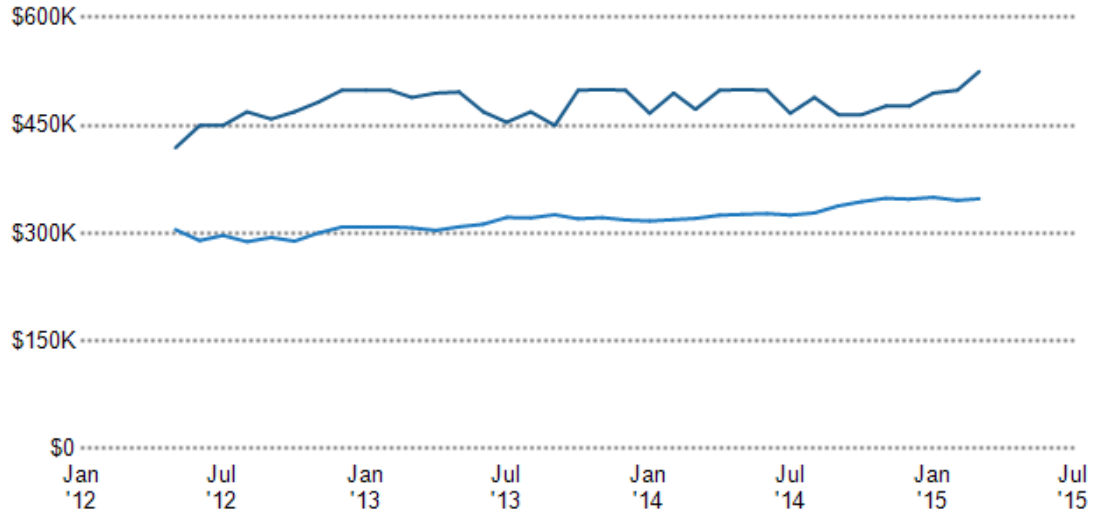
## Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



## Median Sales Price vs. Sales Volume

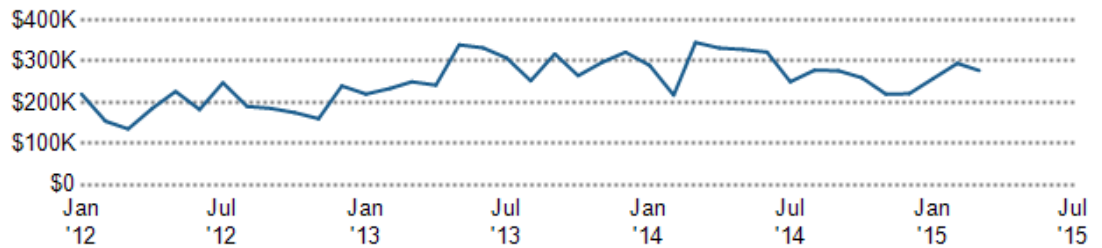
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

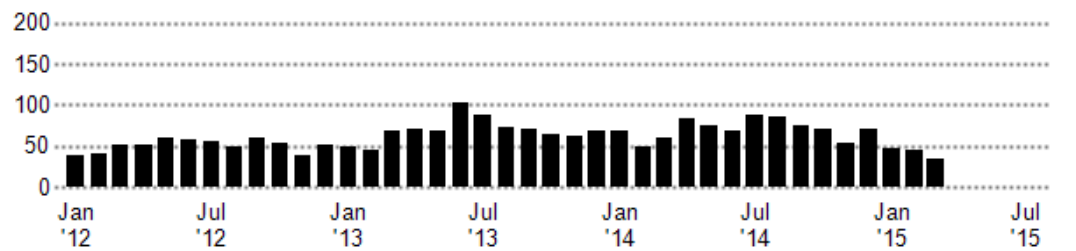
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

### Median Sales Price



### Sales Volume



## Median Listing Price vs. Listing Volume

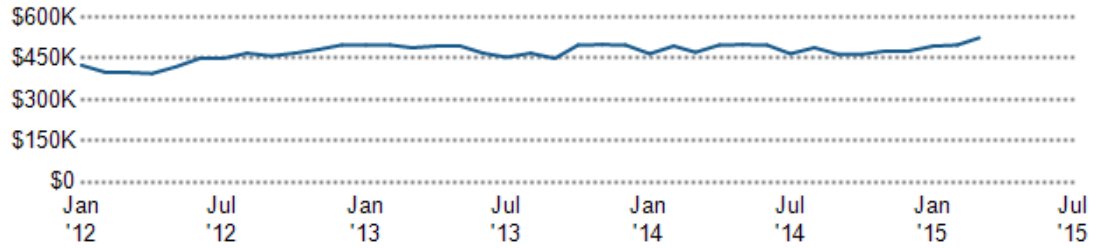
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

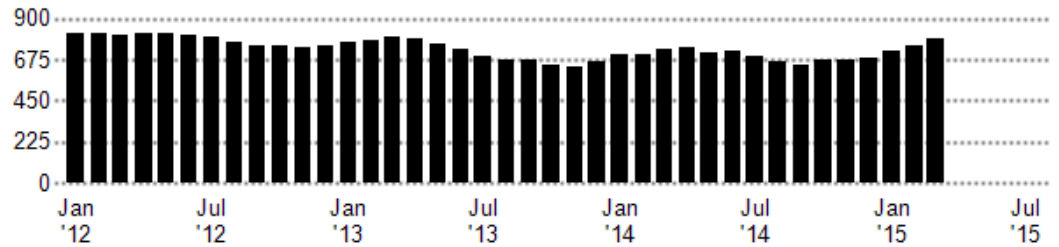
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



## Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



## Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This House
- Comps

This House



Comps

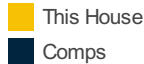


## Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly



### This House

6,293 sq. ft. **\$1,594,780**

### Comps

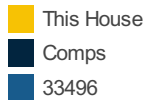
> 2,400 sq. ft. **\$1,594,393**

## Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly



### This House

\$1.6M **1**

### Comps

> \$200K **8**

### 33496

> \$200K **5**

\$175K - \$200K **2**

\$150K - \$175K **1**

\$125K - \$150K **2**

\$100K - \$125K **8**

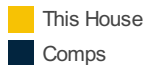
\$75K - \$100K **7**

## Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



### This House

\$253 **1**

### Comps

> \$195 **6**

\$180 - \$195 **1**

\$120 - \$135 **1**

## Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data  
Update Frequency: Monthly

■ This House  
■ Comps

### This House

22 yrs 1

### Comps



## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data  
Update Frequency: Monthly

■ Sales Count by Bedroom



## Inventory of Distressed Properties

This chart shows the count of distressed properties in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

■ Inventory of Distressed Properties



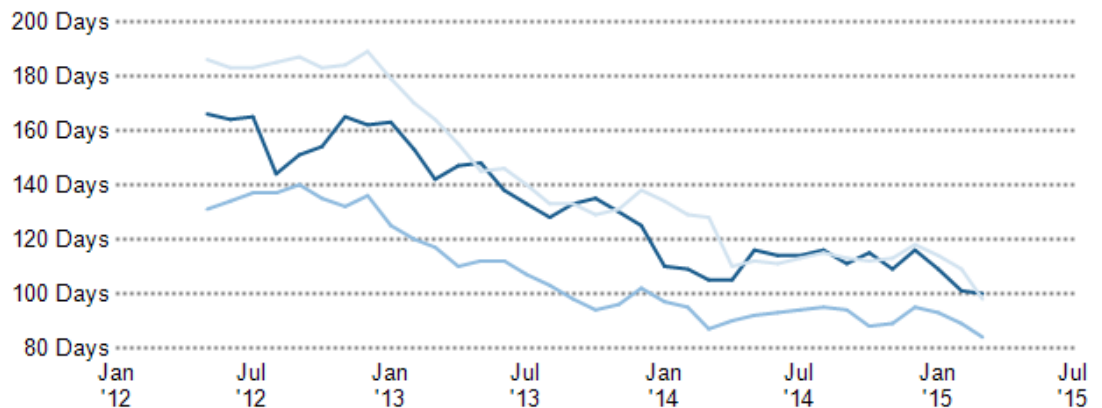
## Median Days in RPR

This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

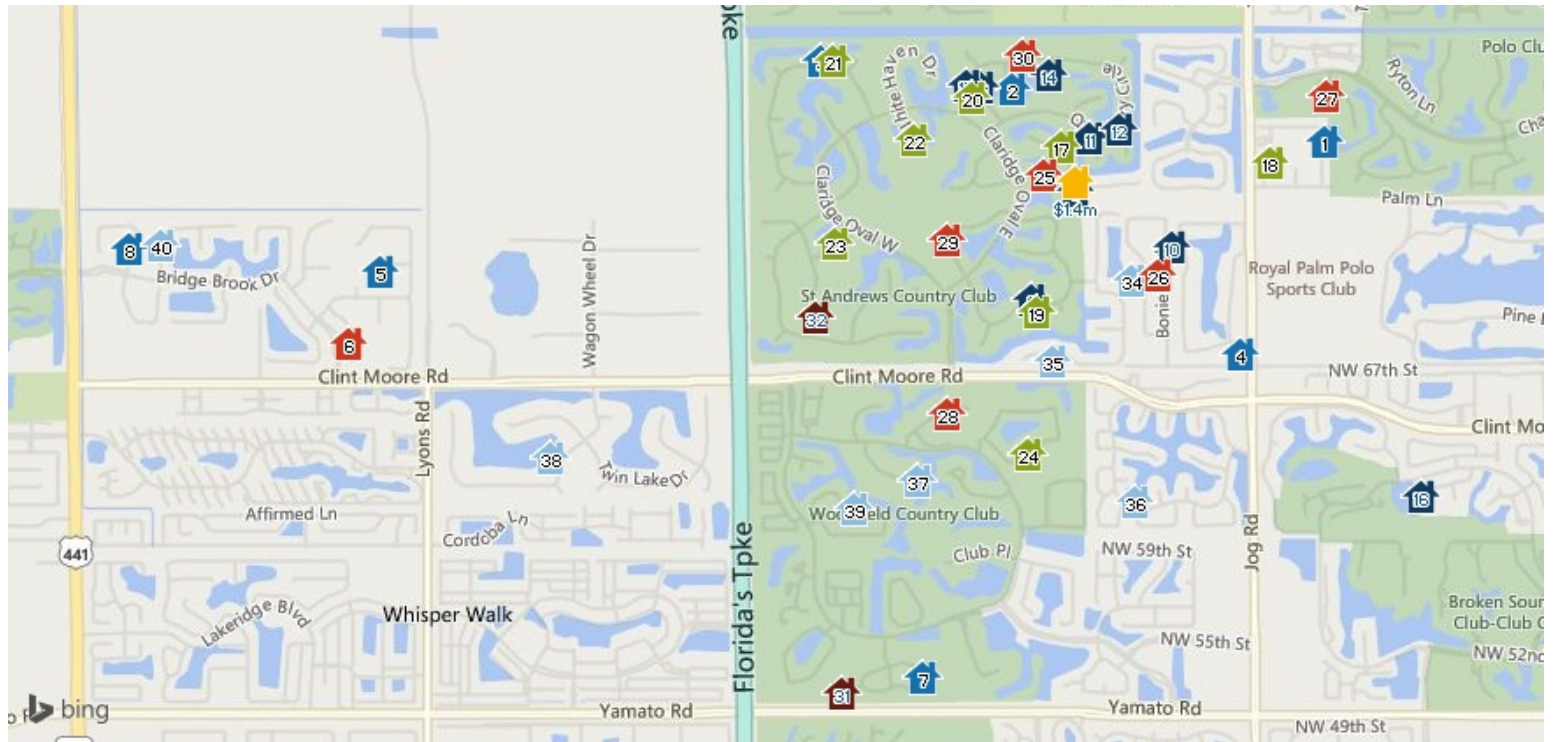
Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ 33496  
■ Palm Beach County  
■ Florida



# Selected Market Activity



LEGEND: Subject Property Pending Listing Expired Listing Distressed Recent Sale

	Active Listings	Pending Sales	Sold	Distressed	Expired Listings
Total Number of Properties	8	8	8	8	8
Lowest Listing Price/Est. Value	\$899,000	\$589,900	\$995,000	\$795,000	\$750,000
Median Listing Price/Est. Value	\$1,517,000	\$1,472,000	\$1,944,500	\$1,857,425	\$1,262,500
Highest Listing Price/Est. Value	\$2,100,000	\$2,300,000	\$3,950,000	\$2,480,000	\$4,995,000
Median Living Area	5,163	4,883	6,284	5,941	4,375
Median Price per sq.ft.	\$266	\$284	\$290	\$295	\$296
Median Days in RPR	8	167	435	138	286
Median Age	16	26	16	17	19

FOR SALE

## Active



Address	7020 Lions Head Ln Boca Raton, FL 33496	17334 Pavaroso St Boca Raton, FL 33496	17152 Mandylynn Ct Boca Raton, FL 33496	17120 Northway Cir Boca Raton, FL 33496	18000 Fieldbrook Cir S Boca Raton, FL 33496
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	\$1,395,000 List Amount	\$1,795,000 List Amount	\$1,785,000 List Amount	\$1,195,000 List Amount	\$2,100,000 List Amount
Listing Date	1/24/2012	3/27/2015	3/30/2015	3/31/2015	4/7/2015
Days in RPR	1,170	12	9	8	1
Price Per Sq. Ft.	\$222	\$340	\$353	\$252	\$387
Bedrooms	5	4	5	5	6
Total Baths	10	7	6	7	7
Partial Baths	3	1	1	1	1
Total Rooms	-	-	-	-	-
Living Area	6,293	5,272	5,055	4,736	5,433
Lot Size	0.33 acres	9,000 sq ft	0.43 acres	0.33 acres	1 acres
Year Built	1993	2013	1989	1987	1995
Living Area Range (low)	-	-	-	-	-
Living Area Range (high)	-	-	-	-	-
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	<i>RX-3255290</i>	<i>RX-10123089</i>	<i>RX-10124815</i>	<i>RX-10123695</i>	<i>RX-10125927</i>
Listing Broker	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Listing Courtesy of Property One Realty LLC</i>	<i>Listing Courtesy of Boca Executive Realty</i>	<i>Listing Courtesy of Douglas Elliman</i>	<i>Listing Courtesy of The Agency Luxe, Inc</i>
Description	<p>ESTATE SALE. Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors &amp; cast stone columns. Off the entry &amp; living room, there is a powder bathroom, with separate men's &amp; woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room &amp; dining room area. Walls have stucco a...</p>	<p>This chef has gotten out all of the "kinks" in this rare vallejo model for sale. This chef's personal home has been totally upgraded and customized to prepare any type of gourmet meal from a custom pizza to a formal dinner. Wood flooring throughout the home, custom wood closets, and plantation shutters. 72 extra hi hats! custom glass double door entry, all windows are impact glass. Custom sound system throughout home with speakers built into every room. Full surround sound in great room and media room. Genstar whole house generator with computerized monitor and uplink to aps for monitoring, programmed to run a once a week exercise to ensure operation. All lighting fixtures and decorativ...</p>	<p>Extraordinary, expansive &amp; panoramic lake &amp; golf views enrich this spacious 5-bedroom home in a rarely-available prime cul-de-sac location. A circular drive leads to a grand interior entrance where an open floor plan &amp; floor-to-ceiling windows offer lots of natural light &amp; stunning views. The large, bright kitchen opens to a breakfast area &amp; alcove. The huge master suite, located on the ground floor, has a sitting area &amp; his/her baths with marble counters. Three more guest bedrooms are on the ground floor. Second floor features a loft/office and another guest bedroom &amp; bath. Outside, the backyard maximizes the almost 1/2 acre of property with a large pool, expansive patio with built-in barb...</p>	<p>Situated on panoramic lake and golf course lot, beautifully renovated with extensive custom mill work, marble floors, featuring 5 bedrooms including master suite with his &amp; her baths, gourmet kitchen overlooking family room and breakfast area, wood paneled library. The information herein is deemed reliable and subject to errors, omissions and changes without notice. All measurements are approximate.</p>	<p>Anyone entering the main house is immediately captivated by the 2 enormous crystal chandeliers hanging from the 21 foot high ceilings, as well as the large impact windows offering a full view of the pool and backyard. The 36 x 36 marble floors flow throughout almost every room in the house with the exception of a few which have rich hardwood instead. Directly off to the left is the fully upgraded kitchen. The open kitchen is outfitted with granite counter tops, custom wood cabinetry, a center island, and all stainless steel miele appliances. Appliances included with purchase are the enormous fridge and freezer hidden behind elegant wood paneling, dual ovens, stove top, and 2 wine coolers. O...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.



FOR SALE

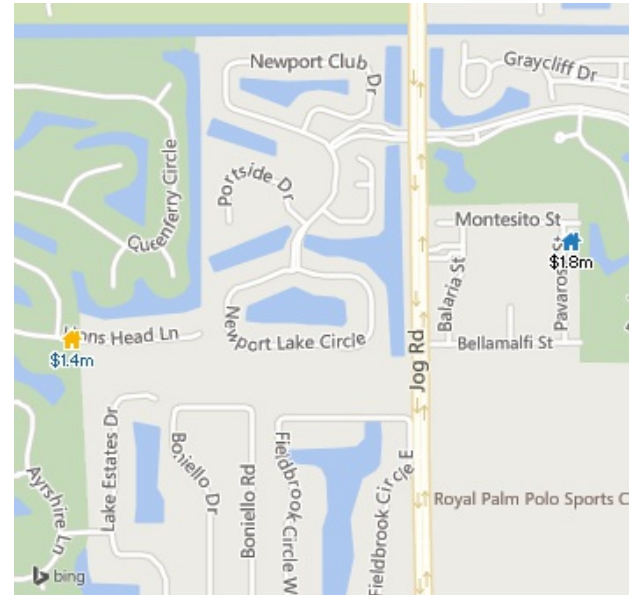
Active



Address	7020 Lions Head Ln Boca Raton, FL 33496	9098 Pintura Way Boca Raton, FL 33496	17911 Monte Vista Dr Boca Raton, FL 33496	3746 NW 53rd St Boca Raton, FL 33496	17693 Circle Pond Ct Boca Raton, FL 33496
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	\$1,395,000 List Amount	\$1,999,000 List Amount	\$899,000 List Amount	\$1,249,000 List Amount	\$1,199,000 List Amount
Listing Date	1/24/2012	3/26/2015	3/27/2015	4/7/2015	4/2/2015
Days in RPR	1,170	13	12	1	6
Price Per Sq. Ft.	\$222	\$265	\$163	\$267	\$253
Bedrooms	5	6	7	5	6
Total Baths	10	10	8	6	8
Partial Baths	3	2	2	1	1
Total Rooms	-	-	-	-	-
Living Area	6,293	7,555	5,505	4,671	4,734
Lot Size	0.33 acres	0.46 acres	0.24 acres	0.36 acres	0.26 acres
Year Built	1993	2010	2007	1988	2003
Living Area Range (low)	-	-	-	-	-
Living Area Range (high)	-	-	-	-	-
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	<i>RX-3255290</i>	<i>RX-10122600</i>	<i>RX-10122931</i>	<i>RX-10125966</i>	<i>RX-10124716</i>
Listing Broker	<i>Listing Courtesy of Nestler Poletto Sotheby's Int'l</i>	<i>Listing Courtesy of Champagne &amp; Parisi Real Estate</i>	<i>Listing Courtesy of All Florida Property Group Inc</i>	<i>Listing Courtesy of Lang Realty/ BR</i>	<i>Listing Courtesy of Ocean Realty Group, Inc.</i>
Description	<p>ESTATE SALE. Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors &amp; cast stone columns. Off the entry &amp; living room, there is a powder bathroom, with separate men's &amp; woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room &amp; dining room area. Walls have stucco a...</p>	<p>Absolutely magnificent 6 bedroom 7 bath home situated on a private cul-de-sac lot. From the moment you enter this home through the fabulous grand marble foyer you will see the panoramic lake views with an infinity pool, rock waterfall/slide and jacuzzi. Impact glass windows throughout, wood and marble flooring, fireplace, built in bar, wine cellar and a wrought iron staircase. The chef kitchen boasts an oversized island, natural gas, top of the line appliances, snack bar and breakfast nook. Master suite includes his and her marble baths with a private balcony overlooking the pool and lake. Enjoy movies in your own home theatre. No expense has been spared. Very motivated seller.</p>	<p>This is not a short sale. This property has chinese drywall. Magnificent seven bedroom, six bath pool home has ceramic tile and marble flooring, gourmet kitchen with solid stone countertops, custom cabinets, breakfast bar and cooking island overlooking a spacious family room. The large master has a walk in closet and private en suite with separate tub &amp; shower. The home is a split bedroom plan and has a large covered lanai overlooking the tropical pool and patio area. Great home for entertaining!! please see attached chinese drywall reports. All information recorded in the mls is intended to be accurate but cannot be guaranteed, buyer advised to verify. Sold as-is.</p>	<p>Located on a private pie-shaped lot on a cul-de-sac, this spacious home of contemporary flair offers 6 bedrooms, 2 family rooms, 5 1/2 baths &amp; a 3 car garage. With almost 4700 sf under air, this light &amp; bright home features volume &amp; vaulted ceilings; white tile floors; a bar in the living/dining great room; spacious living &amp; entertaining areas; an open remodeled kitchen with white high-gloss cabinetry, granite countertops &amp; backsplash and a large breakfast nook; marble master bathroom; built-in entertainment centers &amp; secondary bedroom furnishings; garage storage cabinetry; a circular driveway and an inviting, totally private patio offering a pool &amp; spa and plenty of sun!</p>	

Highlighted fields were changed by agent to reflect knowledge of this property.

# 17334 Pavaroso St, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 📍 This Listing

**FOR SALE**  
\* New, Active: 3/27/2015

List Price  
**\$1,795,000**

Last Price Update: –  
Days in RPR: 12

Current Estimated Value  
**\$1,464,480**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,244,808 – \$1,684,152**

RVM® Confidence:  
★★★★☆

📉 RVM® Change  
Last 1 Month: **-\$13,970**

📈 RVM® Change  
Last 12 Months: **30.4%**

This chef has gotten out all of the "kinks" in this rare Vallejo model for sale. This chef's personal home has been totally upgraded and customized to prepare any type of gourmet meal from a custom pizza to a formal dinner. Wood flooring throughout the home, custom wood closets, and plantation s...

## Home Facts

## Public Facts

## Listing Facts

Home Facts	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Zero Lot Line	Single Family Detached
Bedrooms	4	4
Total Baths	7	7
Full Baths	6	6
Partial Baths	1	1
Living Area (sq ft)	5,272	5,272
Lot Size	8,999 sq ft	9,000 sq ft
Lot Dimensions	8999 SF	75.0 ft x 0.0 ft
Garage	Yes	–
Garage (spaces)	3	3
Pool	Yes	Yes
Year Built	2013	2013
Style	–	Less Than 4 Floors, Mediterranean, Multi-Level
Roofing	Tile	Barrel, S-Tile
Heating	Forced air unit	Central
Cooling	Yes	Central, Paddle Fan
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

Listing Courtesy of Property One Realty LLC

# 17152 Mandylynn Ct, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**  
\* New, Active: 3/30/2015

List Price  
**\$1,785,000**

Last Price Update: –  
Days in RPR: 9

Current Estimated Value  
**\$1,288,000**

Last AVM Update: 3/16/2015

AVM Est. Range:  
**\$837,200 – \$1,738,800**

AVM Confidence:  
★☆☆☆☆

➔ AVM Change  
Last 1 Month: –

➔ AVM Change  
Last 12 Months: **14.48%**

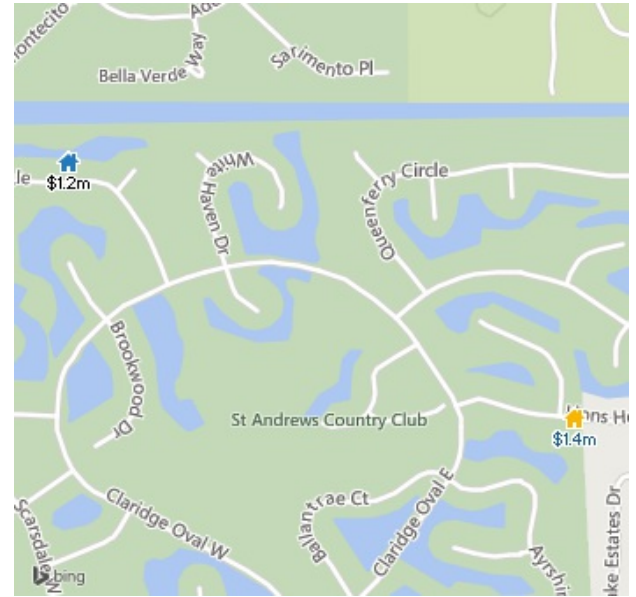
Extraordinary, expansive & panoramic lake & golf views enrich this spacious 5-bedroom home in a rarely-available prime cul-de-sac location. A circular drive leads to a grand interior entrance where an open floor plan & floor-to-ceiling windows offer lots of natural light & stunning views. The large...

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>5</b>	<b>5</b>
Total Baths	<b>6</b>	<b>6</b>
Full Baths	<b>5</b>	<b>5</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>5,055</b>	<b>5,055</b>
Lot Size	<b>0.43 acres</b>	–
Lot Dimensions	<b>18639 SF</b>	<b>.43acre</b>
Garage	<b>Yes</b>	–
Garage (spaces)	<b>2</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1989</b>	<b>1989</b>
Roofing	<b>Tile</b>	–
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	<b>Yes</b>	<b>Central, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	<b>2</b>

Listing Courtesy of Boca Executive Realty

# 17120 Northway Cir, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Listing

**FOR SALE**  
\* New, Active: 3/31/2015

List Price  
**\$1,195,000**

Last Price Update: –  
Days in RPR: 8

Current Estimated Value  
**\$1,204,200**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,083,780 – \$1,324,620**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$2,630**

📉 RVM® Change  
Last 12 Months: **-5.25%**

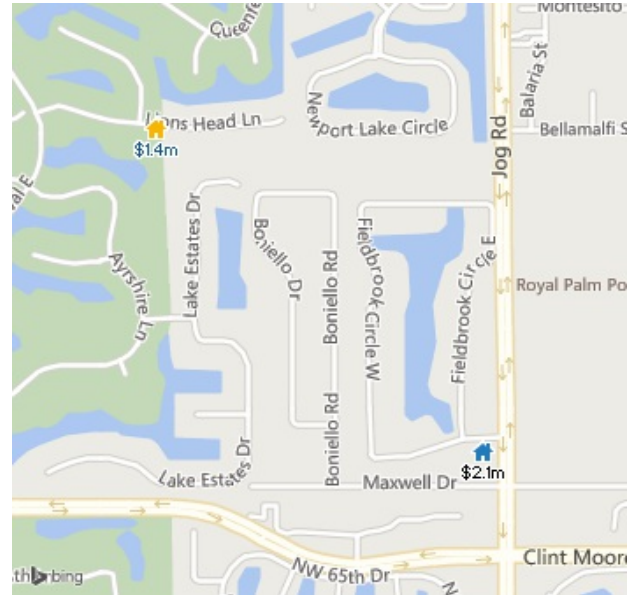
Situated on panoramic lake and golf course lot, beautifully renovated with extensive custom mill work, marble floors, featuring 5 bedrooms including master suite with his & her baths, gourmet kitchen overlooking family room and breakfast area, wood paneled library. The information herein is deemed...

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>5</b>	<b>5</b>
Total Baths	<b>7</b>	<b>7</b>
Full Baths	<b>6</b>	<b>6</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>4,736</b>	<b>4,736</b>
Lot Size	<b>0.33 acres</b>	<b>0.33 acres</b>
Lot Dimensions	<b>14170 SF</b>	<b>103.0 ft x 0.0 ft</b>
Garage	<b>Yes</b>	<b>–</b>
Garage (spaces)	<b>2</b>	<b>2</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1987</b>	<b>1987</b>
Style	<b>–</b>	<b>Less Than 4 Floors</b>
Roofing	<b>Tile</b>	<b>S-Tile</b>
Heating	<b>Forced air unit</b>	<b>Central, Zoned</b>
Cooling	<b>Yes</b>	<b>Central, Zoned</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	<b>–</b>
Number of Buildings	<b>0</b>	<b>–</b>
Number of Stories	<b>2</b>	<b>2</b>

Listing Courtesy of Douglas Elliman

# 18000 Fieldbrook Cir S, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**

\* New, Active: 4/7/2015

List Price

**\$2,100,000**

Last Price Update: –  
Days in RPR: 1

Current Estimated Value

**\$1,341,000**

Last AVM Update: 3/16/2015

AVM Est. Range:

**\$1,059,390 – \$1,622,610**

AVM Confidence:



📈 AVM Change  
Last 1 Month: **\$62,000**

📈 AVM Change  
Last 12 Months: **7.28%**

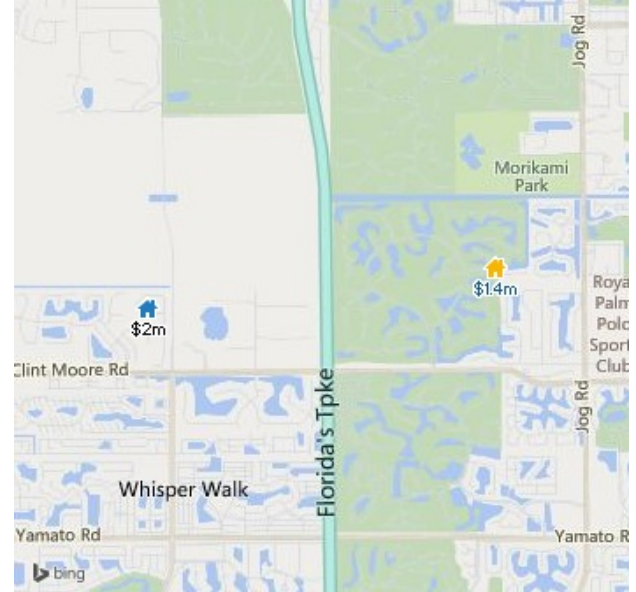
Anyone entering the main house is immediately captivated by the 2 enormous crystal chandeliers hanging from the 21 foot high ceilings, as well as the large impact windows offering a full view of the pool and backyard. The 36 x 36 marble floors flow throughout almost every room in the house with the...

Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>6</b>	<b>6</b>
Total Baths	<b>6</b>	<b>7</b>
Full Baths	<b>5</b>	<b>6</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>4,445</b>	<b>5,433</b>
Lot Size	<b>1 acres</b>	<b>1 acres</b>
Lot Dimensions	<b>1.00 AC</b>	<b>151.0 ft x 0.0 ft</b>
Garage	<b>Yes</b>	<b>–</b>
Garage (spaces)	<b>3</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1995</b>	<b>1995</b>
Style	<b>–</b>	<b>European</b>
Roofing	<b>Tile</b>	<b>S-Tile</b>
Heating	<b>Forced air unit</b>	<b>Central</b>
Cooling	<b>Yes</b>	<b>Central</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	<b>–</b>
Number of Buildings	<b>2</b>	<b>–</b>
Number of Stories	<b>1</b>	<b>2</b>

Listing Courtesy of The Agency Luxe, Inc

# 9098 Pintura Way, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**  
\* New, Active: 3/26/2015

List Price  
**\$1,999,000**

Last Price Update: –  
Days in RPR: 13

Current Estimated Value  
**\$2,110,140**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,899,126 – \$2,321,154**

RVM® Confidence:  
★★★★★

📈 RVM® Change  
Last 1 Month: **\$15,050**

📈 RVM® Change  
Last 12 Months: **17.23%**

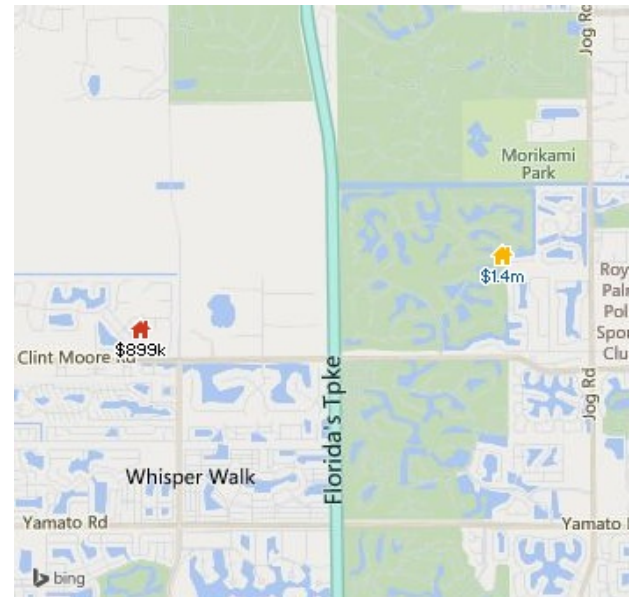
Absolutely magnificent 6 bedroom 7 bath home situated on a private cul-de-sac lot. From the moment you enter this home through the fabulous grand marble foyer you will see the panoramic lake views with an infinity pool, rock waterfall/slide and Jacuzzi. Impact glass windows throughout, wood and mar...

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>6</b>	<b>6</b>
Total Baths	<b>9</b>	<b>10</b>
Full Baths	<b>7</b>	<b>8</b>
Partial Baths	<b>2</b>	<b>2</b>
Living Area (sq ft)	<b>7,555</b>	<b>7,555</b>
Lot Size	<b>0.46 acres</b>	<b>0.46 acres</b>
Lot Dimensions	<b>20081 SF</b>	<b>65.0 ft x 0.0 ft</b>
Garage	<b>Yes</b>	<b>–</b>
Garage (spaces)	<b>3</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>2010</b>	<b>2010</b>
Style	<b>–</b>	<b>Mediterranean</b>
Roofing	<b>Tile</b>	<b>S-Tile</b>
Heating	<b>Forced air unit</b>	<b>Central, Zoned</b>
Cooling	<b>Yes</b>	<b>Ceiling Fan(S), Zoned, Central</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	<b>–</b>
Number of Buildings	<b>0</b>	<b>–</b>
Number of Stories	<b>2</b>	<b>2</b>

Listing Courtesy of Champagne & Parisi Real Estate

# 17911 Monte Vista Dr, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**

- \* Foreclosure
- \* Reo
- \* New, Active: 3/27/2015

List Price

**\$899,000**

Last Price Update: –  
Days in RPR: 12

Current Estimated Value

**\$1,077,710**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$948,385 – \$1,207,035**

RVM® Confidence:



📈 RVM® Change  
Last 1 Month: **\$62,210**

📈 RVM® Change  
Last 12 Months: **12.84%**

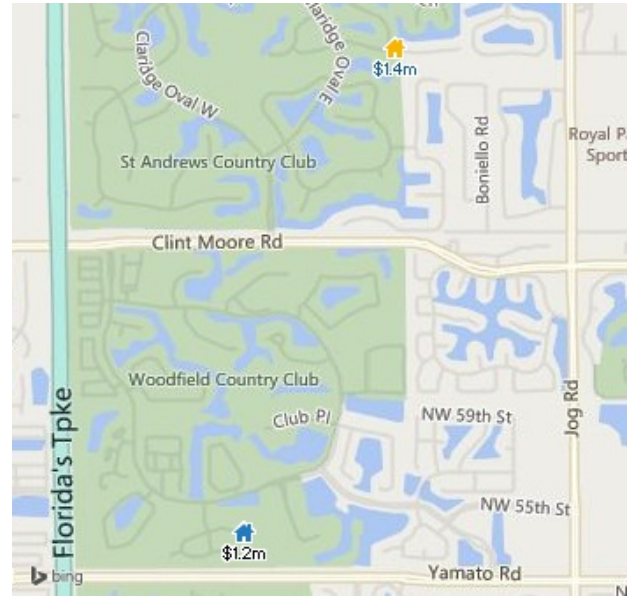
This is not a short sale. This property has Chinese Drywall. Magnificent seven bedroom, six bath pool home has ceramic tile and marble flooring, gourmet kitchen with solid stone countertops, custom cabinets, breakfast bar and cooking island overlooking a spacious family room. The large master has a...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	7
Total Baths	8	8
Full Baths	6	6
Partial Baths	2	2
Living Area (sq ft)	5,505	5,505
Lot Size	0.24 acres	0.24 acres
Lot Dimensions	10454 SF	.24
Garage	Yes	–
Garage (spaces)	3	3
Pool	Yes	Yes
Year Built	2007	2007
Style	–	Mediterranean
Roofing	Tile	Concrete Tile, Wood Trusses
Heating	Forced air unit	Central, Electric
Cooling	Yes	Central, Electric
Construction	Masonry	Cbs Construction, Concrete
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

Listing Courtesy of All Florida Property Group Inc

# 3746 NW 53rd St, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Listing

**FOR SALE**

\* New, Active: 4/7/2015

List Price  
**\$1,249,000**

Last Price Update: –  
Days in RPR: 1

Current Estimated Value  
**\$1,144,820**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,041,787 – \$1,247,853**

RVM® Confidence:  
★★★★★

📈 RVM® Change  
Last 1 Month: **\$1,040**

📉 RVM® Change  
Last 12 Months: **-5.54%**

Located on a private pie-shaped lot on a cul-de-sac, this spacious home of contemporary flair offers 6 bedrooms, 2 family rooms, 5 1/2 baths & a 3 car garage. With almost 4700 sf under air, this light & bright home features volume & vaulted ceilings; white tile floors; a bar in the Living/Dining gr...

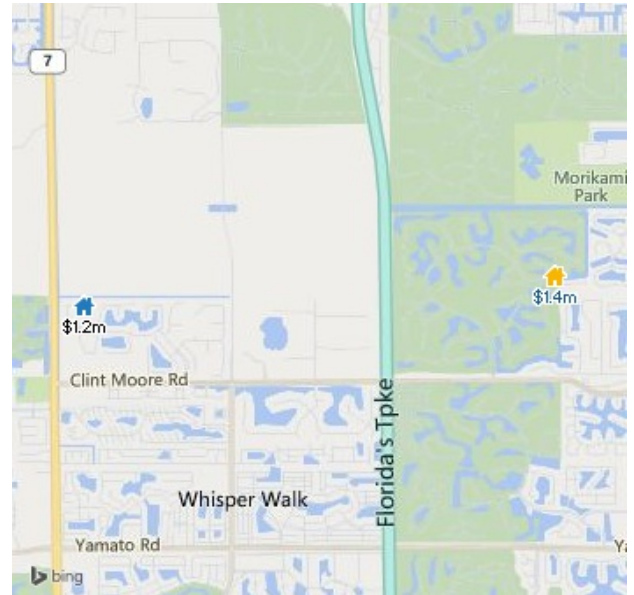
## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>5</b>	<b>5</b>
Total Baths	<b>5</b>	<b>6</b>
Full Baths	<b>5</b>	<b>5</b>
Partial Baths	<b>–</b>	<b>1</b>
Living Area (sq ft)	<b>4,671</b>	<b>4,671</b>
Lot Size	<b>0.36 acres</b>	<b>–</b>
Lot Dimensions	<b>15499 SF</b>	<b>.31 acre</b>
Garage	<b>Yes</b>	<b>–</b>
Garage (spaces)	<b>3</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1988</b>	<b>1988</b>
Style	<b>–</b>	<b>Less Than 4 Floors, Contemporary</b>
Roofing	<b>Tile</b>	<b>Concrete Tile</b>
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	<b>Yes</b>	<b>Ceiling Fan(S), Central, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	<b>–</b>
Number of Buildings	<b>0</b>	<b>–</b>
Number of Stories	<b>1</b>	<b>2</b>

Listing Courtesy of Lang Realty/ BR



# 17693 Circle Pond Ct, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**  
\* New, Active: 4/2/2015

List Price  
**\$1,199,000**

Last Price Update: –  
Days in RPR: 6

Current Estimated Value  
**\$1,235,970**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,112,373 – \$1,359,567**

RVM® Confidence:  
★★★★★

📈 RVM® Change  
Last 1 Month: **\$22,070**

📉 RVM® Change  
Last 12 Months: **-4.48%**

## Home Facts

## Public Facts

## Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	6
Total Baths	8	8
Full Baths	7	7
Partial Baths	1	1
Living Area (sq ft)	4,734	4,734
Lot Size	0.26 acres	0.26 acres
Lot Dimensions	11173 SF	87.0 ft x 0.0 ft
Garage	Yes	–
Garage (spaces)	2	3
Pool	Yes	Yes
Year Built	2003	2003
Style	–	Courtyard, Mediterranean
Roofing	Tile	S-Tile
Heating	Forced air unit	Central Building A/C, Central Individual A/C, Electric, Zoned
Cooling	Yes	Central Individual A/C, Electric, Paddle Fan
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

Listing Courtesy of Ocean Realty Group, Inc.

SALE PENDING

## Pending



Address	7020 Lions Head Ln Boca Raton, FL 33496	7155 Ayrshire Ln Boca Raton, FL 33496	17776 Fieldbrook Cir W Boca Raton, FL 33496	6932 Queenferry Cir Boca Raton, FL 33496	6955 Queenferry Cir Boca Raton, FL 33496
Status	Subject Property	Pending	Pending	Pending	Pending
Amount	\$1,395,000 List Amount	\$2,000,000 List Amount	\$2,300,000 List Amount	\$1,095,000 List Amount	\$1,695,000 List Amount
Offer Amount	—	—	—	—	—
Listing Date	1/24/2012	9/12/2014	1/30/2015	1/19/2013	8/24/2014
List/Offer Ratio	—	—	—	—	—
Days in RPR	1,170	208	68	809	227
Price Per Sq. Ft.	\$222	\$324	\$390	\$235	\$388
Bedrooms	5	6	6	5	3
Total Baths	10	7	6	6	5
Partial Baths	3	1	1	1	1
Total Rooms	—	—	—	—	—
Living Area	6,293	6,174	5,893	4,650	4,366
Lot Size	0.33 acres	0.39 acres	1 acres	0.5 acres	0.4 acres
Year Built	1993	1987	1995	1989	1989
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	<i>RX-3255290</i>	<i>RX-10072186</i>	<i>RX-10107195</i>	<i>RX-3339028</i>	<i>RX-10067074</i>
Listing Broker	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Listing Courtesy of Boca Executive Realty</i>	<i>Listing Courtesy of Boca Expert Realty LLC</i>	<i>Listing Courtesy of Boca Executive Realty</i>	<i>Listing Courtesy of Douglas Elliman</i>
Description	<p>ESTATE SALE. Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors &amp; cast stone columns. Off the entry &amp; living room, there is a powder bathroom, with separate men's &amp; woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room &amp; dining room area. Walls have stucco a...</p>	<p>Beautiful renovated custom-built 6-bedrm home with high-end finishes &amp; architectural details. Marble &amp; porcelain tile floors, coffered ceilings, crown moldings, french doors, plantation shutters &amp; more. Living room with fireplace, formal dining room, custom office, large gourmet kitchen with marble counters. Master suite on ground floor features a fireplace, large custom closets, motorized window treatments and access to the pool &amp; garden. Addit'l 2 bedrooms downstairs; upstairs, 2 bedrooms + a loft with fireplace and a bonus room (could be 2nd office, retreat, etc) and terrace with spectacular views. The lushly landscaped backyard has a large pool, covered and open patio &amp; garden areas, su...</p>		<p>Rare opportunity to buy a 5 bedroom + office on one floor. Oversized lot, side yard, pool &amp; patio with southern exposure. New roof. Must see!</p>	<p>This "all new" home has been rebuilt from studs and is located on one of the best lake front lots in st andrews, featuring gourmet kitchen, stainless steel appliances, master suite w/sitting area, and marble his &amp; her baths, library w/built-ins, 24x24 satumia marble floors, over the top outdoor entertainment area with all new salt water pool &amp; spa. All new lighting , mechanical systems. The information herein is deemed reliable and subject to errors, omissions and changes without notice. All measurements are approximate.</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

SALE PENDING

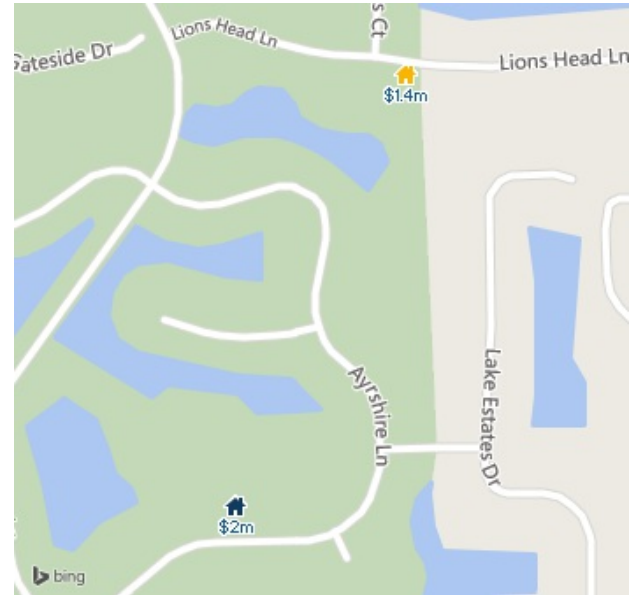
## Pending



Address	7020 Lions Head Ln Boca Raton, FL 33496	7219 Queenferry Cir Boca Raton, FL 33496	17134 Ericarose Ct Boca Raton, FL 33496	7212 Queenferry Cir Boca Raton, FL 33496	6195 NW 24th Ter Boca Raton, FL 33496
Status	Subject Property	Pending	Pending	Pending	Pending
Amount	\$1,395,000 List Amount	\$589,900 List Amount	\$1,800,000 List Amount	\$975,000 List Amount	\$1,249,000 List Amount
Offer Amount	—	—	—	—	—
Listing Date	1/24/2012	3/2/2015	12/3/2014	4/17/2013	1/5/2015
List/Offer Ratio	—	—	—	—	—
Days in RPR	1,170	37	126	721	93
Price Per Sq. Ft.	\$222	\$134	\$428	\$188	\$244
Bedrooms	5	4	4	4	6
Total Baths	10	6	7	6	8
Partial Baths	3	1	1	1	1
Total Rooms	—	—	—	—	—
Living Area	6,293	4,413	4,209	5,183	5,116
Lot Size	0.33 acres	0.32 acres	0.4 acres	0.35 acres	0.29 acres
Year Built	1993	1989	1989	1988	1990
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	<i>RX-3255290</i>	<i>RX-10117191</i>	<i>RX-10092978</i>	<i>RX-3360777</i>	<i>RX-10099487</i>
Listing Broker	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Listing Courtesy of Berkshire Hathaway Florida Realty</i>	<i>Listing Courtesy of Boca Executive Realty</i>	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Listing Courtesy of Boca Executive Realty</i>
Description	<p><b>ESTATE SALE.</b> Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors &amp; cast stone columns. Off the entry &amp; living room, there is a powder bathroom, with separate men's &amp; woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room &amp; dining room area. Walls have stucco a...</p>	<p>Coveted and comfortable st andrew's country club community has it all! convenient boca raton location with a spacious home (approximately 4400sq.ft) boasting an open floor plan, making your private living or entertaining lifestyle a dream come true. First floor master sweet with three additional bedrooms and 5.5 baths, private office area, eat in kitchen and separate dining room for those fun occasions. Private pool with screened and open areas, overlooking private lake. Second floor loft area and bedroom offer a private guest suite. The list goes on, so just take a look for yourself.</p>	<p>This spectacular single-story, 4-bedroom + office home is ideally located and meticulously maintained. It offers breathtaking lake and golf course views from virtually every room. Situated on a quiet cul-de-sac, it is exquisitely landscaped and features a unique dramatic entrance. Inside, marble floors, architectural details, plantation shutters, volume ceilings and tall windows create a light and airy ambiance of luxury. The floor plan features a split bedroom plan with a large mater suite and his/her baths. The kitchen opens onto the beautiful family room and breakfast area. Extras include a 3.5 car garage and full hurricane protection. This home is a must see!</p>	<p>Spectacular lakefront home with gorgeous golf vista. There is a sit down bar in the living room. Featured is a bright and open flowing split floor plan. Four bedrooms plus office/media room, plus loft, plus maid's room. The downstairs spacious master has fantastic views and features abundant closets. There are two walk-in gentlemen's closets and the hers walk-in closet is every woman's dream at 26 x 9 ft. His and hers bathrooms with his doubling as a cabana bath. Every bedroom is en suite. Downstairs there are 3 bedrooms plus maid's bedroom off of laundry room. Upstairs there is one bedroom and a private loft and balcony overlooking the pool, lake, and golf. The downstairs are two beautiful...</p>	<p>One of the most beautiful homes you will find at broken sound country club. This immaculate courtyard home has a fabulous panoramic golf and water vista view. Over 5,000 sq. Ft. Under air with 6 bedrooms and 7 1/2 baths. Fabulous master suite with huge closets. Some of its features include a newer roof, new a/c's, hurricane shutters, extra deep garage, new washer &amp; dryer, 4 zone ac, high volume ceilings, open floor plan, jerusalem stone floors in the main house and tumbled marble pavers in the courtyard, heated pool, and a two bedroom 2 bath guest house with kitchen. Enjoy the beautiful private landscaped pool area with an amazing waterfall and black bottom pool. this is a dream home that you...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

# 7155 Ayrshire Ln, Boca Raton, FL 33496



LEGEND: Subject Property This Listing

**SALE PENDING**

\* Active Contingent: 2/13/2015

List Price  
**\$2,000,000**

Last Price Update: –  
Days in RPR: 208

Current Estimated Value  
**\$1,941,220**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,747,098 – \$2,135,342**

RVM® Confidence:  
★★★★★

RVM® Change  
Last 1 Month: **\$10,980**

RVM® Change  
Last 12 Months: **47.39%**

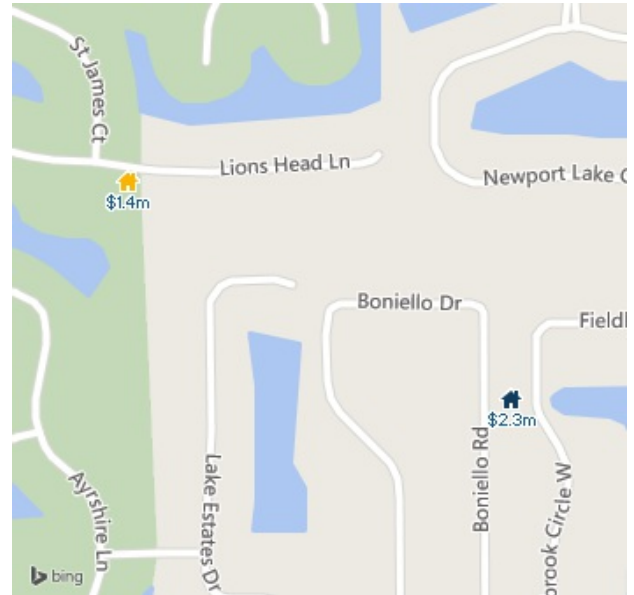
Beautiful renovated custom-built 6-bedrm home with high-end finishes & architectural details. Marble & porcelain tile floors, coffered ceilings, crown moldings, French doors, plantation shutters & more. Living room with fireplace, formal dining room, custom office, large gourmet kitchen with marble...

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>4</b>	<b>6</b>
Total Baths	<b>7</b>	<b>7</b>
Full Baths	<b>6</b>	<b>6</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>6,174</b>	<b>6,174</b>
Lot Size	<b>0.39 acres</b>	<b>0.39 acres</b>
Lot Dimensions	<b>16801 SF</b>	<b>.39 ACRE</b>
Garage	<b>Yes</b>	<b>–</b>
Garage (spaces)	<b>2</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1987</b>	<b>1987</b>
Roofing	<b>Tile</b>	<b>Concrete Tile</b>
Heating	<b>Forced air unit</b>	<b>Central, Zoned</b>
Cooling	<b>Yes</b>	<b>Central, Zoned</b>
Fireplaces	<b>1</b>	<b>–</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	<b>–</b>
Number of Buildings	<b>0</b>	<b>–</b>
Number of Stories	<b>2</b>	<b>2</b>

Listing Courtesy of Boca Executive Realty

# 17776 Fieldbrook Cir W, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Listing

**SALE PENDING**  
\* Pending: 1/30/2015

List Price  
**\$2,300,000**

Last Price Update: –  
Days in RPR: 68

Current Estimated Value  
**\$2,223,350**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$2,112,183 – \$2,334,517**

RVM® Confidence:  
★★★★★

📈 RVM® Change  
Last 1 Month: **\$38,190**

📈 RVM® Change  
Last 12 Months: **56.9%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	–	6
Total Baths	6	6
Full Baths	5	5
Partial Baths	1	1
Living Area (sq ft)	<b>5,893</b>	<b>5,893</b>
Lot Size	<b>1 acres</b>	<b>1 acres</b>
Lot Dimensions	<b>1.00 AC</b>	<b>283.0 ft x 0.0 ft</b>
Garage	<b>Yes</b>	–
Garage (spaces)	<b>2</b>	<b>2</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1995</b>	<b>1995</b>
Style	–	<b>Contemporary</b>
Roofing	<b>Built-up</b>	<b>Built Up</b>
Heating	<b>Forced air unit</b>	<b>Central, Zoned</b>
Cooling	<b>Yes</b>	<b>Central</b>
Fireplaces	<b>1</b>	–
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	<b>2</b>

Listing Courtesy of Boca Expert Realty LLC

# 6932 Queenferry Cir, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**SALE PENDING**  
\* Pending: 2/13/2015

List Price  
**\$1,095,000**

Last Price Update: 12/26/2014  
Days in RPR: 809

Current Estimated Value  
**\$1,054,650**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$949,185 – \$1,160,115**

RVM® Confidence:  
★★★★★

📈 RVM® Change  
Last 1 Month: **\$10,670**

📉 RVM® Change  
Last 12 Months: **-12.91%**

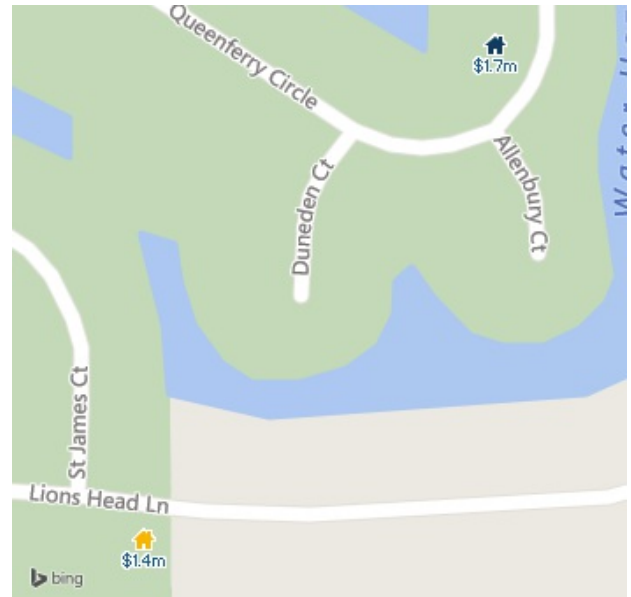
Rare opportunity to buy a 5 bedroom + office on one floor. Oversized lot, side yard, pool & patio with southern exposure. New roof. Must see!

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>5</b>	<b>5</b>
Total Baths	<b>6</b>	<b>6</b>
Full Baths	<b>5</b>	<b>5</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>4,650</b>	<b>4,650</b>
Lot Size	<b>0.5 acres</b>	–
Lot Dimensions	<b>21989 SF</b>	<b>.5</b>
Garage	<b>Yes</b>	–
Garage (spaces)	<b>3</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1989</b>	<b>1989</b>
Roofing	<b>Tile</b>	–
Heating	<b>Forced air unit</b>	<b>Central</b>
Cooling	<b>Yes</b>	<b>Central</b>
Fireplaces	<b>1</b>	–
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>1</b>	<b>1</b>

Listing Courtesy of Boca Executive Realty

# 6955 Queenferry Cir, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Listing

**SALE PENDING**  
\* Pending: 2/27/2015

List Price  
**\$1,695,000**

Last Price Update: –  
Days in RPR: 227

Current Estimated Value  
**\$1,560,390**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,404,351 – \$1,716,429**

RVM® Confidence:  
★★★★★

📈 RVM® Change  
Last 1 Month: **\$32,390**

📈 RVM® Change  
Last 12 Months: **10.35%**

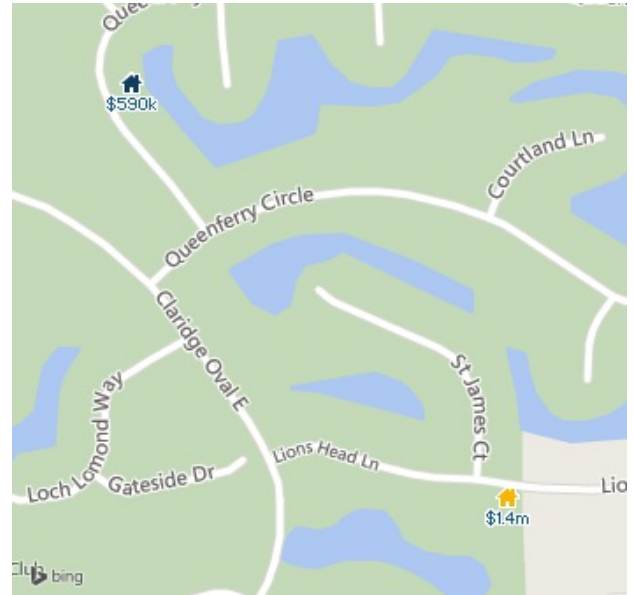
This "all new" home has been rebuilt from studs and is located on one of the best lake front lots in St Andrews, featuring gourmet kitchen, stainless steel appliances, master suite w/sitting area, and marble his & her baths, library w/built-ins, 24x24 Satamia marble floors, over the top outdoor...

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>3</b>	<b>3</b>
Total Baths	<b>5</b>	<b>5</b>
Full Baths	<b>5</b>	<b>4</b>
Partial Baths	<b>–</b>	<b>1</b>
Living Area (sq ft)	<b>4,216</b>	<b>4,366</b>
Lot Size	<b>0.4 acres</b>	<b>0.4 acres</b>
Lot Dimensions	<b>17328 SF</b>	<b>.40 ACRE</b>
Garage	<b>Yes</b>	<b>–</b>
Garage (spaces)	<b>2</b>	<b>2</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1989</b>	<b>1989</b>
Roofing	<b>Tile</b>	<b>S-Tile</b>
Heating	<b>Forced air unit</b>	<b>Central, Zoned</b>
Cooling	<b>Yes</b>	<b>Central, Zoned</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	<b>–</b>
Number of Buildings	<b>0</b>	<b>–</b>
Number of Stories	<b>1</b>	<b>1</b>

Listing Courtesy of Douglas Elliman

# 7219 Queenferry Cir, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**SALE PENDING**  
\* Pending: 3/20/2015

List Price  
**\$589,900**

Last Price Update: –  
Days in RPR: 37

Current Estimated Value  
**\$594,040**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$564,338 – \$623,742**

RVM® Confidence:  
★★★★★

👉 RVM® Change  
Last 1 Month: –

👎 RVM® Change  
Last 12 Months: **–37.86%**

Coveted and comfortable St Andrew's Country Club community has it all! Convenient Boca Raton location with a spacious home (approximately 4400sq.ft) Boasting an open floor plan, making your private living or entertaining lifestyle a dream come true. First floor master sweet with three additional...

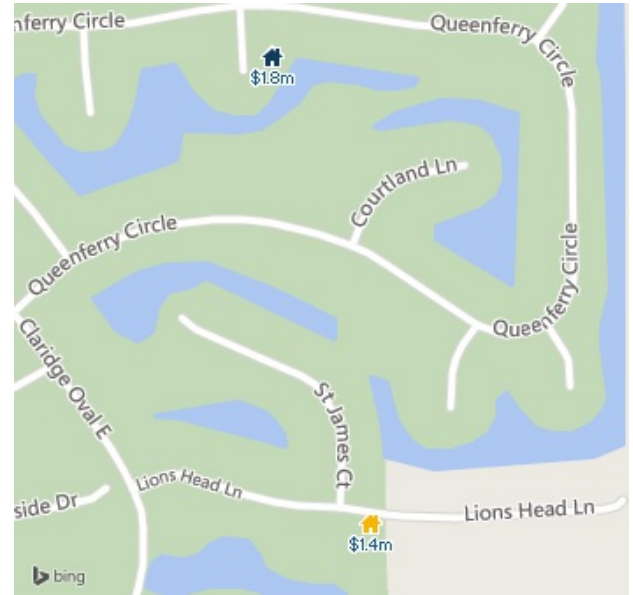
## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	–	4
Total Baths	6	6
Full Baths	5	5
Partial Baths	1	1
Living Area (sq ft)	<b>4,413</b>	<b>4,413</b>
Lot Size	<b>0.32 acres</b>	<b>0.32 acres</b>
Lot Dimensions	<b>13874 SF</b>	<b>111.0 ft x 0.0 ft</b>
Garage	<b>Yes</b>	–
Garage (spaces)	2	2
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1989</b>	<b>1989</b>
Roofing	<b>Tile</b>	<b>Concrete Tile</b>
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	<b>Yes</b>	<b>Electric</b>
Construction	<b>Masonry</b>	<b>Concrete</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	0	–
Number of Stories	2	2

Listing Courtesy of Berkshire Hathaway Florida Realty



# 17134 Ericarose Ct, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**SALE PENDING**  
\* Pending: 1/15/2015

List Price  
**\$1,800,000**

Last Price Update: –  
Days in RPR: 126

Current Estimated Value  
**\$1,762,710**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,586,439 – \$1,938,981**

RVM® Confidence:  
★★★★★

📈 RVM® Change  
Last 1 Month: **\$14,210**

📈 RVM® Change  
Last 12 Months: **12.63%**

This spectacular single-story, 4-bedroom + office home is ideally located and meticulously maintained. It offers breathtaking lake and golf course views from virtually every room. Situated on a quiet cul-de-sac, it is exquisitely landscaped and features a unique dramatic entrance. Inside, marble flo...

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	–	<b>4</b>
Total Baths	<b>6</b>	<b>7</b>
Full Baths	<b>5</b>	<b>6</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>4,209</b>	<b>4,209</b>
Lot Size	<b>0.4 acres</b>	–
Lot Dimensions	<b>17346 SF</b>	–
Garage	<b>Yes</b>	–
Garage (spaces)	<b>3</b>	<b>4</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1989</b>	<b>1989</b>
Roofing	<b>Tile</b>	–
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	<b>Yes</b>	<b>Central, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>1</b>	<b>1</b>

Listing Courtesy of Boca Executive Realty

# 7212 Queenferry Cir, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Listing

**SALE PENDING**  
\* Pending: 2/16/2015

List Price  
**\$975,000**

Last Price Update: 7/7/2014  
Days in RPR: 721

Current Estimated Value  
**\$1,026,640**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$923,976 – \$1,129,304**

RVM® Confidence:  
★★★★★

📈 RVM® Change  
Last 1 Month: **\$22,160**

📉 RVM® Change  
Last 12 Months: **-7.34%**

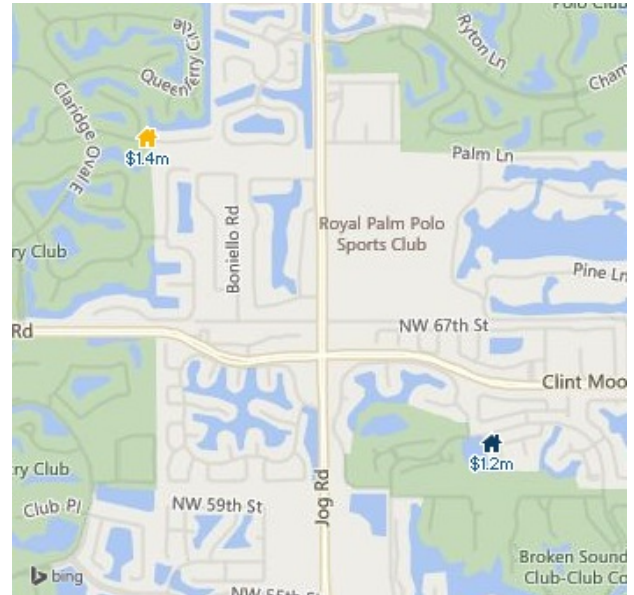
Spectacular lakefront home with gorgeous golf vista. There is a sit down bar in the living room. Featured is a bright and open flowing split floor plan. Four bedrooms plus office/media room, plus loft, plus maid's room. The downstairs spacious master has fantastic views and features abundant closet...

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>5</b>	<b>4</b>
Total Baths	<b>5</b>	<b>6</b>
Full Baths	<b>4</b>	<b>5</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>5,183</b>	<b>5,183</b>
Lot Size	<b>0.35 acres</b>	<b>-</b>
Lot Dimensions	<b>15333 SF</b>	<b>.35</b>
Garage	<b>Yes</b>	<b>-</b>
Garage (spaces)	<b>2</b>	<b>2</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1988</b>	<b>1988</b>
Roofing	<b>Tile</b>	<b>-</b>
Heating	<b>Forced air unit</b>	<b>Central</b>
Cooling	<b>Yes</b>	<b>Central</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	<b>-</b>
Number of Buildings	<b>0</b>	<b>-</b>
Number of Stories	<b>2</b>	<b>2</b>

Listing Courtesy of Nestler Poletto Sothebys Int'l

# 6195 NW 24th Ter, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**SALE PENDING**  
\* Pending: 1/17/2015

List Price  
**\$1,249,000**

Last Price Update: –  
Days in RPR: 93

Current Estimated Value  
**\$1,164,450**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,036,361 – \$1,292,539**

RVM® Confidence:  
★★★★☆

📈 RVM® Change  
Last 1 Month: **\$9,500**

📈 RVM® Change  
Last 12 Months: **30.39%**

One of the most beautiful homes you will find at Broken Sound Country Club. This immaculate courtyard home has a fabulous panoramic golf and water vista view. Over 5,000 Sq. ft. under air with 6 bedrooms and 7 1/2 baths. Fabulous master suite with huge closets. Some of its features include a newer...

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Zero Lot Line</b>	<b>Single Family Detached</b>
Bedrooms	–	6
Total Baths	6	8
Full Baths	6	7
Partial Baths	–	1
Living Area (sq ft)	5,112	5,116
Lot Size	0.29 acres	–
Lot Dimensions	12480 SF	.33 ACRE
Garage	Yes	–
Garage (spaces)	2	2
Pool	Yes	Yes
Year Built	1990	1990
Style	–	<b>Multi-Level, Traditional</b>
Roofing	Tile	<b>Barrel, S-Tile, Concrete Tile</b>
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	Yes	<b>Ceiling Fan(S), Electric, Central</b>
Construction	Wood	<b>Cbs Construction, Frame With Stucco</b>
Exterior Walls	<b>Combination</b>	–
Number of Buildings	0	–
Number of Stories	2	2

Listing Courtesy of Boca Executive Realty

RECENTLY SOLD

## Recently Sold



Address	7020 Lions Head Ln Boca Raton, FL 33496	17346 Saint James Ct Boca Raton, FL 33496	17370 Balaria ST Boca Raton, FL 33496	7154 Ayrshire Ln Boca Raton, FL 33496	7228 Queenferry Cir Boca Raton, FL 33496
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	\$1,395,000 List Amount	\$1,650,000 Sold Amount	\$1,440,000 Sold Amount	\$1,300,000 Sold Amount	\$650,000 Sold Amount
List Price	\$1,395,000	\$2,195,000	\$1,649,000	\$1,899,000	\$995,000
Recording Date	—	3/30/2015	1/9/2015	3/11/2015	4/1/2015
List/Sold Ratio	—	75%	87%	68%	65%
Days in RPR	1,170	487	208	384	383
Price Per Sq. Ft.	\$222	\$256	\$229	\$165	\$118
Bedrooms	5	6	—	6	5
Total Baths	10	8	7	9	8
Partial Baths	3	1	1	2	1
Total Rooms	—	—	—	—	—
Living Area	6,293	6,435	6,294	7,876	5,506
Lot Size	0.33 acres	0.36 acres	8,712 sq ft	0.39 acres	0.32 acres
Year Built	1993	1990	2008	1988	1989
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	<i>RX-3255290</i>	<i>RX-9999278</i>	<i>RX-10072103</i>	<i>RX-10026198</i>	<i>RX-10026428</i>
Listing Broker	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Courtesy of Estates &amp; Fine Homes LLC</i>	<i>Courtesy of Douglas Elliman</i>	<i>Courtesy of Boca Executive Realty</i>	<i>Courtesy of Boca Executive Realty</i>
Description	<p><b>ESTATE SALE.</b> Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors &amp; cast stone columns. Off the entry &amp; living room, there is a powder bathroom, with separate men's &amp; woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room &amp; dining room area. Walls have stucco a...</p>	<p>A beautiful transitional contemporary with panoramic lake and golf course views, this gracious family home features a spacious open living room and dining room, remodeled gourmet kitchen opening to breakfast area &amp; family room, master suite with dressing area &amp; his &amp; her marble baths, three additional en suite bedrooms downstairs &amp; a second story featuring 2 en suite bedrooms with adjoining center living area/play area. A large patio and sparkling pool create additional outdoor entertainment area. The information herein is deemed reliable and subject to errors, omissions and changes without notice. All measurements are approximate.</p>	<p>Luxury estate built by renowned gordon homes. Enter through private gates to a mediterranean style community with expansive lake views. Residence features 6 large bedrooms, 6 full and 1 half bath, media room, elevator and 3 car garage with the finest finishes through out.</p>	<p>Just reduced \$300,000. Move right in to this magnificent, 6-bedroom + office home which features high-end finishes and architectural details and offers expansive views as well as a southern exposure for the patio, heated pool, and summer kitchen. Full hurricane protection plus a generator. The exceptional floor plan is perfect for entertaining inside or out. The main level features a beautiful living room with fireplace, stunning dining room, sparkling white gourmet kitchen with granite countertops, large family room with fireplace, an extra-large master suite with his and her baths, an oversized office, plus an exercise room/6th bedroom and bath. Four large en-suite guest bedrooms plus a s...</p>	<p>Beautiful custom-built mediterranean-villa-inspired courtyard home with guest house plus golf course views. New theater/media room in stunning high-gloss cherry wood with coffered ceilings, automated lighting &amp; sound system. Incredible wine room: temperature-controlled and air-conditioned with dramatic leaded glass double doors. Spacious floor plan with 3 bedrooms in the main house and one bedroom plus sitting room, kitchenette, and full bath in the second floor guest house which features a terrace overlooking the large pool and patio area. Guest bedrooms are en-suite. Large master suite features a fireplace and sitting area. The light and bright kitchen is open to a large family...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

RECENTLY SOLD

## Recently Sold



Address	7020 Lions Head Ln Boca Raton, FL 33496	17104 Northway Cir Boca Raton, FL 33496	17309 White Haven Dr Boca Raton, FL 33496	7757 Charney Ln Boca Raton, FL 33496	3765 Coventry Ln Boca Raton, FL 33496
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	\$1,395,000 List Amount	\$1,800,000 Sold Amount	\$3,800,000 Sold Amount	\$1,147,200 Sold Amount	\$1,900,000 Sold Amount
List Price	\$1,395,000	\$1,990,000	\$3,950,000	\$1,299,000	\$2,095,000
Recording Date	—	3/27/2015	2/5/2015	2/26/2015	3/31/2015
List/Sold Ratio	—	90%	96%	88%	91%
Days in RPR	1,170	33	567	596	630
Price Per Sq. Ft.	\$222	\$287	\$479	\$229	\$377
Bedrooms	5	5	6	4	4
Total Baths	10	8	9	7	6
Partial Baths	3	1	2	1	2
Total Rooms	—	—	—	—	—
Living Area	6,293	6,274	7,933	5,020	5,037
Lot Size	0.33 acres	0.35 acres	0.45 acres	0.32 acres	0.37 acres
Year Built	1993	2001	2007	2003	1996
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	<i>RX-3255290</i>	<i>RX-10117082</i>	<i>RX-9978761</i>	<i>RX-9971029</i>	<i>RX-9962211</i>
Listing Broker	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Courtesy of Boca Executive Realty</i>	<i>Courtesy of Elite Realty of South Florida</i>	<i>Courtesy of Estates &amp; Fine Homes LLC</i>	<i>Courtesy of Coldwell Banker/BR</i>
Description	<p>ESTATE SALE. Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors &amp; cast stone columns. Off the entry &amp; living room, there is a powder bathroom, with separate men's &amp; woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room &amp; dining room area. Walls have stucco a...</p>	<p>Views views!! direct golf &amp; lake views that amaze as you enter this 5 bedroom 7.5 bath estate home built for entertaining &amp; relaxing. Office/library features custom wood built-ins, garages for 3 cars &amp; golf cart. Satumia floors w/granite inlays open to spectacular large rooms for entertaining that each feature breathtaking lake and fairway views. Open entertaining in the large kitchen &amp; spacious family room. Expansive master down suite w/separate his &amp; hers bath offer large closets. The grand staircase w/wood &amp; iron railing lead to the 2nd level offering 3 ensuite bed/guest rooms. Relax and watch the water and fairways on the 2nd fl balcony an oversized media room &amp; additional second fa...</p>	<p>Fabulous estate home in a cul-de-sac location with total privacy. This home was designed with utmost attention to details and the most beautiful materials one could ask for. The ground floor boasts the master bedroom, a club room, office, and theater. The fabulous oversized kitchen open up to the grand family room and on to the very private pool deck. There is also a en-suite guest bedroom downstairs. All other en-suite bedrooms are on the second floor. other luxuries include an elevator, a 4 car garage and impact glass throughout and a full house generator. This home isa must see.</p>	<p>Features a formal living room, dining room area, family room, kitchen, office and master bedroom &amp; bath on first floor, 3 bedrooms and bathrooms upstairs, outdoor patio and pool overlooking lake view. mandatory golf membership in st andrews country club, non refundable initiation fee of \$95,000. the information herein is deemed reliable and subject to errors, omissions and changes without notice. All measurements are approximate.</p>	<p>Located in a premier section of magnificent woodfield country club, this 2 story golf course home features an open plan with all the bells and whistles a discriminating buyer is looking for! volume ceilings, picture window, satumia floors and more this 4 bedroom plus library &amp; loft has an open plan with a huge view. Stunning finishes with stone fireplace, summer kitchen and built out library. The magnificent gourmet kitchen features top of the line appliances including viking stove with 6 burners &amp; grill, island with own refrigerated vegetable drawer &amp; bread warmer, granite counters &amp; wood cabinetry &amp; wood floors. The rest of the home has satumia marble floors or carpet. Beautiful decorat...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

# 17346 Saint James Ct, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

• Sold Date: 3/30/2015  
 • MLS listing RX-9999278, 12/7/2013

**Sold Price**

**\$1,650,000**

Sold Date: 3/30/2015  
 Days in RPR: 487

**Current Estimated Value**

**\$2,115,310**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,882,626 – \$2,347,994**

RVM® Confidence:  
 ★★★★★☆

📈 RVM® Change  
 Last 1 Month: **\$100,710**

📈 RVM® Change  
 Last 12 Months: **3.53%**

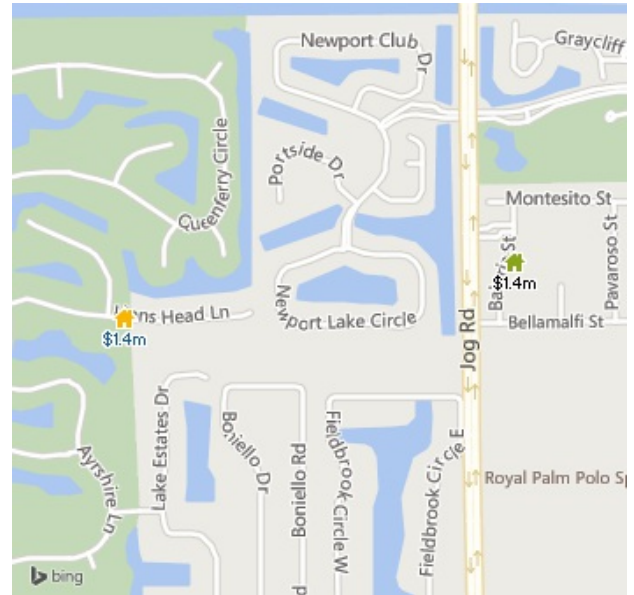
A beautiful transitional contemporary with panoramic lake and golf course views, this gracious family home features a spacious open living room and dining room, remodeled gourmet kitchen opening to breakfast area & family room, master suite with dressing area & his & her marble baths, three additiona...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>5</b>	<b>6</b>
Total Baths	<b>8</b>	<b>8</b>
Full Baths	<b>7</b>	<b>7</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>6,435</b>	<b>6,435</b>
Lot Size	<b>0.36 acres</b>	<b>-</b>
Lot Dimensions	<b>15747 SF</b>	<b>.36 ACRE</b>
Garage	<b>Yes</b>	<b>-</b>
Garage (spaces)	<b>4</b>	<b>3</b>
Pool	<b>Enclosed</b>	<b>Yes</b>
Year Built	<b>1990</b>	<b>1990</b>
Roofing	<b>Tile</b>	<b>-</b>
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	<b>Yes</b>	<b>Central, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	<b>-</b>
Number of Buildings	<b>0</b>	<b>-</b>
Number of Stories	<b>2</b>	<b>2</b>

Courtesy of Estates & Fine Homes LLC

# 17370 Balaria ST, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

- Sold Date: 1/9/2015
- MLS listing RX-10072103, 9/12/2014

**Sold Price**

**\$1,440,000**

Sold Date: 1/9/2015  
Days in RPR: 208

**Current Estimated Value**

**\$1,511,590**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,436,011 – \$1,587,169**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$17,590**

📉 RVM® Change  
Last 12 Months: **-5.46%**

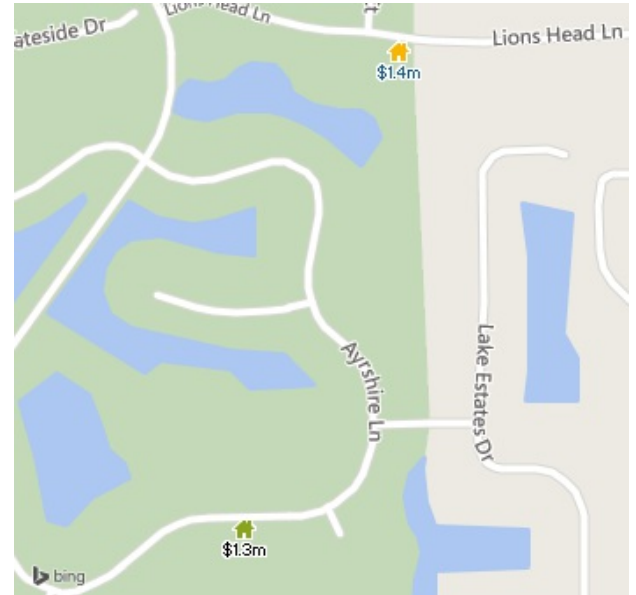
Luxury Estate built by renowned Gordon homes. Enter through private gates to a Mediterranean style community with expansive lake views. Residence features 6 large bedrooms, 6 full and 1 half bath, media room, elevator and 3 car garage with the finest finishes through out.

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Zero Lot Line</b>	<b>Single Family Detached</b>
Total Baths	<b>7</b>	—
Full Baths	<b>6</b>	—
Partial Baths	<b>1</b>	—
Living Area (sq ft)	<b>6,294</b>	—
Lot Size	<b>8,786 sq ft</b>	<b>8,712 sq ft</b>
Lot Dimensions	<b>8786 SF</b>	—
Garage	<b>Yes</b>	—
Garage (spaces)	<b>3</b>	—
Pool	<b>Yes</b>	—
Year Built	<b>2008</b>	—
Roofing	<b>Tile</b>	—
Heating	<b>Forced air unit</b>	—
Cooling	<b>Yes</b>	—
Construction	<b>Masonry</b>	—
Exterior Walls	<b>Stucco</b>	—
Number of Buildings	<b>0</b>	—
Number of Stories	<b>2</b>	<b>2.00,</b>

Courtesy of Douglas Elliman

# 7154 Ayrshire Ln, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

• Sold Date: 3/11/2015  
 • MLS listing RX-10026198, 3/20/2014

**Sold Price**

**\$1,300,000**

Sold Date: 3/11/2015  
 Days in RPR: 384

**Current Estimated Value**

**\$2,117,200**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,884,308 – \$2,350,092**

RVM® Confidence:



📈 RVM® Change  
 Last 1 Month: **\$86,170**

📉 RVM® Change  
 Last 12 Months: **-17.23%**

Just reduced \$300,000. Move right in to this magnificent, 6-bedroom + office home which features high-end finishes and architectural details and offers expansive views as well as a Southern exposure for the patio, heated pool, and Summer kitchen. Full hurricane protection plus a generator. The exce...

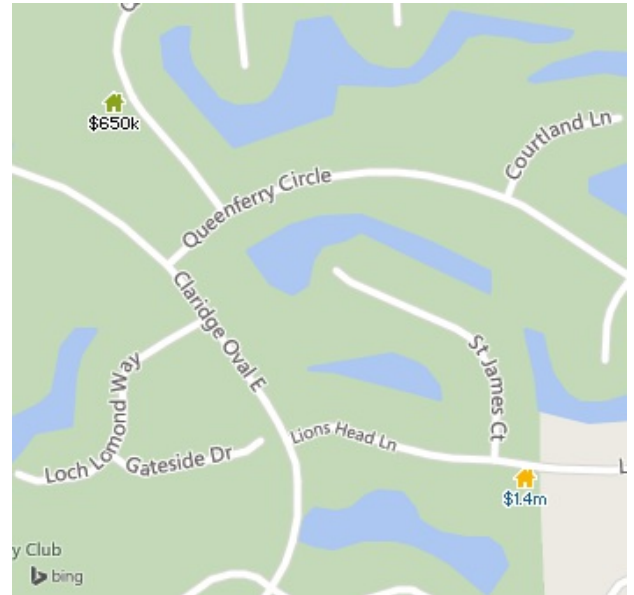
**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>6</b>	<b>6</b>
Total Baths	<b>9</b>	<b>9</b>
Full Baths	<b>7</b>	<b>7</b>
Partial Baths	<b>2</b>	<b>2</b>
Living Area (sq ft)	<b>7,876</b>	<b>7,876</b>
Lot Size	<b>0.39 acres</b>	–
Lot Dimensions	<b>16801 SF</b>	–
Garage	<b>Yes</b>	–
Garage (spaces)	<b>4</b>	<b>3</b>
Pool	<b>Enclosed</b>	<b>Yes</b>
Year Built	<b>1988</b>	<b>1988</b>
Roofing	<b>Tile</b>	–
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	<b>Yes</b>	<b>Central, Electric</b>
Fireplaces	<b>Yes</b>	–
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	<b>2</b>

Courtesy of Boca Executive Realty



# 7228 Queenferry Cir, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

- Sold Date: 4/1/2015
- MLS listing RX-10026428, 3/21/2014

**Sold Price**

**\$650,000**

Sold Date: 4/1/2015  
Days in RPR: 383

**Current Estimated Value**

**\$1,050,030**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$945,027 – \$1,155,033**

RVM® Confidence:



📈 RVM® Change  
Last 1 Month: **\$16,470**

📈 RVM® Change  
Last 12 Months: **4.79%**

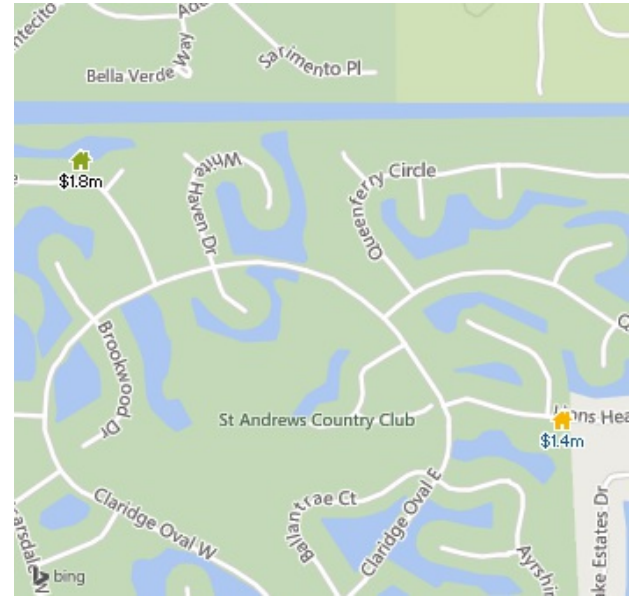
Beautiful custom-built Mediterranean-villa-inspired courtyard home with guest house plus golf course views. New theater/media room in stunning high-gloss cherry wood with coffered ceilings, automated lighting & sound system. Incredible wine room: temperature-controlled and air-conditioned with dram...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	—	5
Total Baths	6	8
Full Baths	6	7
Partial Baths	—	1
Living Area (sq ft)	<b>5,506</b>	<b>5,506</b>
Lot Size	<b>0.32 acres</b>	—
Lot Dimensions	<b>14048 SF</b>	—
Garage	<b>Yes</b>	—
Garage (spaces)	<b>2</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1989</b>	<b>1989</b>
Roofing	<b>Tile</b>	—
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	<b>Yes</b>	<b>Central, Electric</b>
Fireplaces	<b>1</b>	—
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	—
Number of Buildings	<b>0</b>	—
Number of Stories	<b>2</b>	<b>2</b>

Courtesy of Boca Executive Realty

# 17104 Northway Cir, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

• Sold Date: 3/27/2015  
 • MLS listing RX-10117082, 3/6/2015

**Sold Price**

**\$1,800,000**

Sold Date: 3/27/2015  
 Days in RPR: 33

**Current Estimated Value**

**\$1,956,750**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,858,913 – \$2,054,587**

RVM® Confidence:  
 ★★★★★

➡ RVM® Change  
 Last 1 Month: –

⬇ RVM® Change  
 Last 12 Months: **-21.32%**

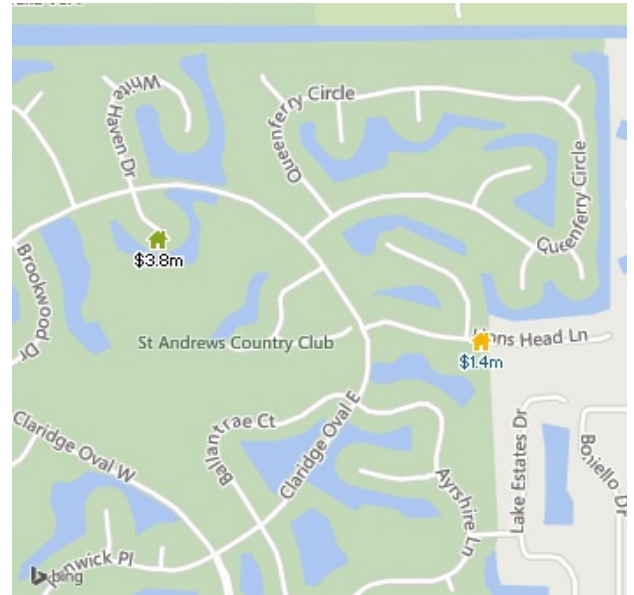
VIEW VIEWS!! DIRECT GOLF & LAKE VIEWS THAT AMAZE AS YOU ENTER THIS 5 BEDROOM 7.5 BATH ESTATE HOME BUILT FOR ENTERTAINING & RELAXING. OFFICE/LIBRARY FEATURES CUSTOM WOOD BUILT-INS, GARAGES FOR 3 CARS & GOLF CART. SATURNIA FLOORS W/GRANITE INLAYS OPEN TO SPECTACULAR LARGE ROOMS FOR ENTERTAINING THA...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>5</b>	<b>5</b>
Total Baths	<b>7</b>	<b>8</b>
Full Baths	<b>6</b>	<b>7</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>6,274</b>	<b>6,274</b>
Lot Size	<b>0.35 acres</b>	–
Lot Dimensions	<b>15263 SF</b>	<b>.35 ACRE</b>
Garage	<b>Yes</b>	–
Garage (spaces)	<b>4</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>2001</b>	<b>2001</b>
Style	–	<b>Less Than 4 Floors</b>
Roofing	<b>Tile</b>	<b>S-Tile</b>
Heating	<b>Forced air unit</b>	<b>Central, Zoned</b>
Cooling	<b>Yes</b>	<b>Central, Zoned, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	<b>2</b>

Courtesy of Boca Executive Realty

# 17309 White Haven Dr, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

- Sold Date: 2/5/2015
- MLS listing RX-9978761, 9/18/2013

**Sold Price**

**\$3,800,000**

Sold Date: 2/5/2015  
Days in RPR: 567

**Current Estimated Value**

**\$3,726,780**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$3,540,441 – \$3,913,119**

RVM® Confidence:



📈 RVM® Change  
Last 1 Month: **\$34,620**

📈 RVM® Change  
Last 12 Months: **5.87%**

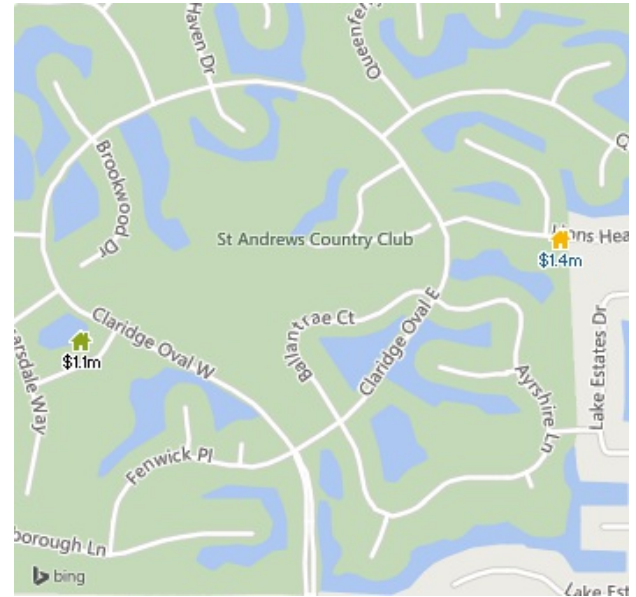
Fabulous Estate home in a cul-de-sac location with total privacy. This home was designed with utmost attention to details and the most beautiful materials one could ask for. The ground floor boasts the master bedroom, a club room, office, and theater. The fabulous oversized kitchen open up to the g...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	–	<b>6</b>
Total Baths	<b>9</b>	<b>9</b>
Full Baths	<b>7</b>	<b>7</b>
Partial Baths	<b>2</b>	<b>2</b>
Living Area (sq ft)	<b>7,933</b>	<b>7,933</b>
Lot Size	<b>0.45 acres</b>	–
Lot Dimensions	<b>19576 SF</b>	<b>.44</b>
Garage	<b>Yes</b>	–
Garage (spaces)	<b>4</b>	<b>4</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>2007</b>	<b>2007</b>
Style	–	<b>European</b>
Roofing	<b>Tile</b>	<b>Concrete Tile</b>
Heating	<b>Forced air unit</b>	<b>Central</b>
Cooling	<b>Yes</b>	<b>Central</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	<b>2</b>

Courtesy of Elite Realty of South Florida

# 7757 Charney Ln, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

- Sold Date: 2/26/2015
- MLS listing RX-9971029, 8/20/2013

**Sold Price**

**\$1,147,200**

Sold Date: 2/26/2015  
Days in RPR: 596

**Current Estimated Value**

**\$1,145,050**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,087,798 – \$1,202,302**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$101,660**

📉 RVM® Change  
Last 12 Months: **-30.97%**

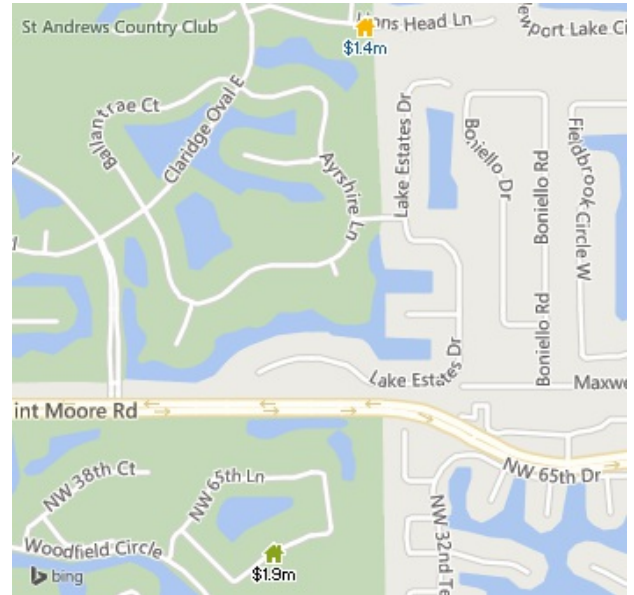
Features a formal living room, dining room area, family room, kitchen, office and master bedroom & bath on first floor, 3 bedrooms and bathrooms upstairs, outdoor patio and pool overlooking lake view. Mandatory golf membership in St Andrews Country Club, non refundable initiation fee of \$95,000. The in...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	–	<b>4</b>
Total Baths	<b>7</b>	<b>7</b>
Full Baths	<b>6</b>	<b>6</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>5,020</b>	<b>5,020</b>
Lot Size	<b>0.32 acres</b>	–
Lot Dimensions	<b>13769 SF</b>	<b>.32 ACRES</b>
Garage	<b>Yes</b>	–
Garage (spaces)	<b>3</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>2003</b>	<b>2003</b>
Style	–	<b>Mediterranean</b>
Roofing	<b>Tile</b>	<b>S-Tile</b>
Heating	<b>Forced air unit</b>	<b>Central, Zoned, Electric</b>
Cooling	<b>Yes</b>	<b>Central, Zoned</b>
Fireplaces	<b>1</b>	–
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	<b>2</b>

Courtesy of Estates & Fine Homes LLC

# 3765 Coventry Ln, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY SOLD**

- Sold Date: 3/31/2015
- MLS listing RX-9962211, 7/17/2013

**Sold Price**

**\$1,900,000**

Sold Date: 3/31/2015  
Days in RPR: 630

**Current Estimated Value**

**\$2,407,290**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$2,166,561 – \$2,648,019**

RVM® Confidence:  
★★★★★

📈 RVM® Change  
Last 1 Month: **\$48,660**

📈 RVM® Change  
Last 12 Months: **7.37%**

LOCATED IN A PREMIER SECTION OF MAGNIFICENT WOODFIELD COUNTRY CLUB, THIS 2 STORY GOLF COURSE HOME FEATURES AN OPEN PLAN WITH ALL THE BELLS AND WHISTLES A DISCRIMINATING BUYER IS LOOKING FOR! VOLUME CEILINGS, PICTURE WINDOW, SATURNIA FLOORS AND MORE THIS 4 BEDROOM PLUS LIBRARY & LOFT HAS AN OPEN PLA...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	—	<b>4</b>
Total Baths	<b>6</b>	<b>6</b>
Full Baths	<b>5</b>	<b>4</b>
Partial Baths	<b>1</b>	<b>2</b>
Living Area (sq ft)	<b>5,037</b>	<b>5,037</b>
Lot Size	<b>0.37 acres</b>	—
Lot Dimensions	<b>15982 SF</b>	—
Garage	<b>Yes</b>	—
Garage (spaces)	<b>3</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1996</b>	<b>1996</b>
Style	—	<b>Less Than 4 Floors</b>
Roofing	<b>Tile</b>	—
Heating	<b>Forced air unit</b>	<b>Central, Zoned</b>
Cooling	<b>Yes</b>	<b>Ceiling Fan(S), Zoned, Central</b>
Fireplaces	<b>1</b>	—
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	—
Number of Buildings	<b>0</b>	—
Number of Stories	<b>2</b>	<b>2</b>

Courtesy of Coldwell Banker/BR

**DISTRESSED**

## Distressed



Address	7020 Lions Head Ln Boca Raton, FL 33496	7121 Lions Head Ln Boca Raton, FL 33496	17735 Boniello Dr Boca Raton, FL 33496	17171 Coral Cove Way Boca Raton, FL 33496	6558 Landings Ct Boca Raton, FL 33496
Status	Subject Property	Distressed	Distressed	Distressed	Distressed
Estimated Value	\$1,594,780	\$2,004,800	\$1,819,850	\$1,867,740	\$1,495,710
Amount	\$1,395,000 List Amount	\$1,999,999 List Amount	\$1,819,850 Est. Value	\$1,995,000 List Amount	\$1,495,000 List Amount
Past Due Amt.	—	—	—	—	—
Recording Date	—	—	—	—	—
Days in RPR	1,170	44	—	342	124
Price Per Sq. Ft.	\$222	\$304	\$329	\$314	\$330
Bedrooms	5	5	5	6	5
Total Baths	10	7	5	7	7
Partial Baths	3	1	1	1	2
Total Rooms	—	—	—	—	—
Living Area	6,293	6,586	5,528	6,355	4,535
Lot Size	0.33 acres	0.32 acres	1 acres	0.68 acres	9,148 sq ft
Year Built	1993	2002	1998	1989	1998
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single	Single Family	Single Family Detached	Single Family Detached
MLS ID	<i>RX-3255290</i>	<i>F1329818</i>	—	<i>RX-10037556</i>	<i>RX-10093629</i>
Listing Broker	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Listing Courtesy of BERKSHIRE HATHAWAY FL REALTY</i>	—	<i>Listing Courtesy of Mizner Grande Realty LLC</i>	<i>Listing Courtesy of Lang Realty/BR</i>
Description	<p>ESTATE SALE. Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors &amp; cast stone columns. Off the entry &amp; living room, there is a powder bathroom, with separate men's &amp; woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room &amp; dining room area. Walls have stucco a...</p>	<p>Gorgeous mediterranean 5 bed 6 1/2 bath 2 story home with separate game room &amp; library - nice open floor plan and much more...</p>		<p>Master bedroom on first floor, whole house generator, all impact glass new 2008, new roof 2008, addition all new 2008, all new floors. Turnkey optional.see additional comments in documents regarding all fees.</p>	<p>Gorgeous 5 bedrooms 5.2 baths estate with amazing lake views, up 3br suites+loft. This amazing family home features floor to ceiling windows and beautiful dark hardwood floors throughout the house. Dr w/built-in buffet, 1st flr master w/sitting rm, 2 walk-in closets, custom built-in office/library.wood flrs, granite kit. &amp; bar, volume&amp; tray ceilings, family rm custom built-in.south lake view pool area, 2 car gar.+ golf cart, lushly lanscaped</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

DISTRESSED

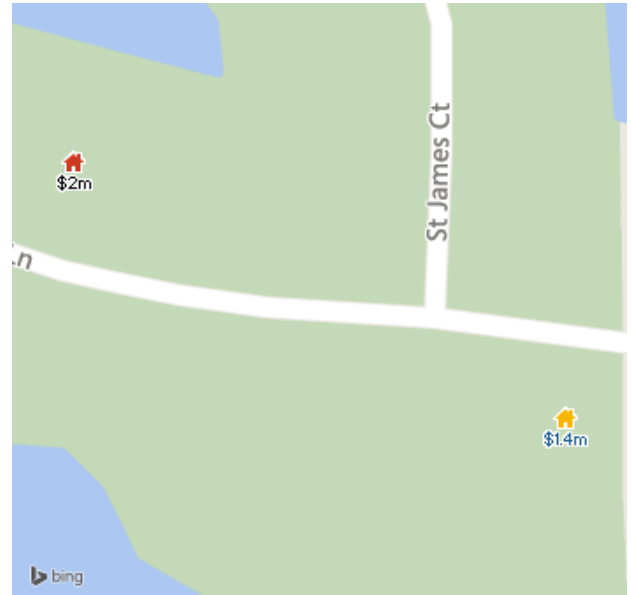
## Distressed



Address	7020 Lions Head Ln Boca Raton, FL 33496	7312 Ballantrae Ct Boca Raton, FL 33496	7140 Queenferry Cir Boca Raton, FL 33496	3998 NW 52nd Pl Boca Raton, FL 33496	17828 Scarsdale Way Boca Raton, FL 33496
Status	Subject Property	Distressed	Distressed	Distressed	Distressed
Estimated Value	\$1,594,780	\$2,027,910	\$776,520	\$1,613,030	\$2,965,000
Amount	\$1,395,000 List Amount	\$1,895,000 List Amount	\$795,000 List Amount	\$1,499,000 List Amount	\$2,480,000 List Amount
Past Due Amt.	—	—	—	—	—
Recording Date	—	—	—	—	—
Days in RPR	1,170	367	19	152	1,670
Price Per Sq. Ft.	\$222	\$246	\$185	—	\$287
Bedrooms	5	6	4	—	7
Total Baths	10	9	5	7	12
Partial Baths	3	2	1	—	4
Total Rooms	—	—	—	—	—
Living Area	6,293	7,697	4,295	5,143	8,639
Lot Size	0.33 acres	0.56 acres	0.32 acres	0.62 acres	0.32 acres
Year Built	1993	1993	1992	1991	2008
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	<i>RX-3255290</i>	<i>RX-10030645</i>	<i>RX-10121260</i>	<i>RX-10087048</i>	<i>RX-3139239</i>
Listing Broker	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Listing Courtesy of Boca Executive Realty</i>	<i>Listing Courtesy of Boca Executive Realty</i>	<i>Listing Courtesy of Town and Country Realty LLC</i>	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>
Description	<p>ESTATE SALE. Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors &amp; cast stone columns. Off the entry &amp; living room, there is a powder bathroom, with separate men's &amp; woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room &amp; dining room area. Walls have stucco a...</p>	<p>This magnificent two-story custom-built home is situated on over 1/2 acre and offers expansive lake views. Beautiful etched-glass front doors open to an elegant entryway and a spacious floor plan that includes 6 bedrooms, custom theater, wood-paneled office, extra-large loft, a light &amp; bright kitchen open to the family room, breakfast area, and much more. The large master suite includes a sitting area, his &amp; her baths, and lots of closet space. All guest bedrooms are en-suite. Beautiful large-square inlaid marble floors, floor-to-ceiling windows, architectural details, and custom cabinetry are some of the high-end extras. This home also features prime outdoor entertaining space with screene...</p>	<p>One-of-a-kind contemporary designer courtyard home with beautiful lake and golf views. Impeccably maintained. Great layout for entertaining.</p>	<p>Beautiful, spacious estate home in devon place with over one half acre, overlooks a serene lake, golf and glorious sunsets! In addition to a secluded cul-de-sac, this home features a dramatic courtyard entry. This residence is perfect for those who love to entertain graciously with large living and family rooms, well appointed wood and granite chef's kitchen with 2 new dishwashers 2 refrigerators, large informal wet bar area, screened patio for outdoor dining, balcony overlooking lush tropical foliage, large pool, gazebo, cabana with outdoor kitchen/barbeque area, spa, etc.</p>	<p>Bank approved short sale. . spanish renaissance home, 7 en-suite bedrooms, 1 suite down and 6 suites upstairs including mbr. Also featured are a convertible bedroom/office, exercise/yoga room, home theater, and children's play/study. Simply the finest offering of its kind in a country club community in south florida. Several outdoor marble and paver loggias, patios and verandas. Cul-de-sac home site has multiple golf course vistas. First floor media room off the grand staircase, exquisite library, living room with cast stone columns and fireplace and intricate ceiling detail. Separate dining room and a sensational kitchen that opens to a breakfast family room. All other bedrooms are on sec...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

# 7121 Lions Head Ln, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**

- Preforeclosure
- Short Sale
- Active-Available: 2/23/2015

List Price

**\$1,999,999**

Last Price Update: –  
Days in RPR: 44

Current Estimated Value

**\$2,004,800**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,804,320 – \$2,205,280**

RVM® Confidence:



➡ RVM® Change  
Last 1 Month: –

⬆ RVM® Change  
Last 12 Months: **17.44%**

GORGEOUS MEDITERRANEAN 5 BED 6 1/2 BATH 2 STORY HOME WITH SEPARATE GAME ROOM & LIBRARY - NICE OPEN FLOOR PLAN AND MUCH MORE....

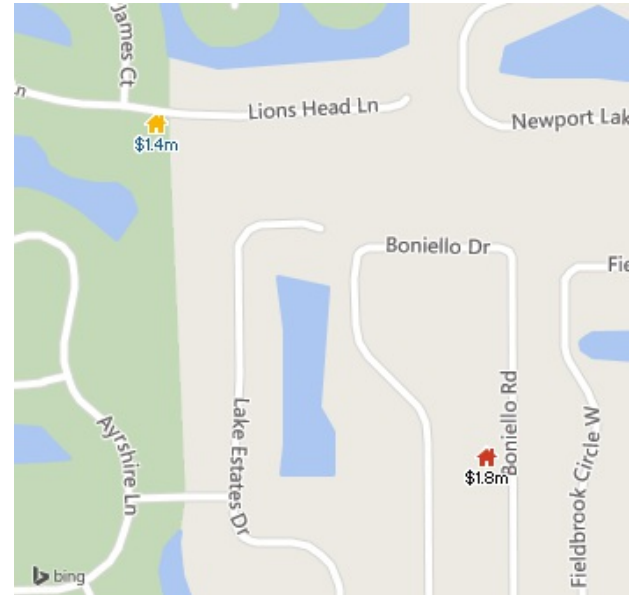
Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single</b>
Bedrooms	–	<b>5</b>
Total Baths	<b>6</b>	<b>7</b>
Full Baths	<b>5</b>	<b>6</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>6,586</b>	<b>6,586</b>
Lot Size	<b>0.32 acres</b>	<b>0.32 acres</b>
Lot Dimensions	<b>14013 SF</b>	<b>.32</b>
Garage	<b>Yes</b>	–
Garage (spaces)	<b>3</b>	<b>3</b>
Pool	<b>Enclosed</b>	<b>Yes</b>
Year Built	<b>2002</b>	<b>2002</b>
Roofing	<b>Tile</b>	–
Heating	<b>Forced air unit</b>	–
Cooling	<b>Yes</b>	–
Fireplaces	<b>Yes</b>	–
Construction	<b>Masonry</b>	–
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	–

Listing Courtesy of BERKSHIRE HATHAWAY FL REALTY



# 17735 Boniello Dr, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Property

**OFF MARKET**

\* Foreclosure

Current Estimated Value  
**\$1,819,850**

Last RVM® Update: 3/16/2015

RVM® Est. Range:

**\$1,601,468 – \$2,038,232**

RVM® Confidence:



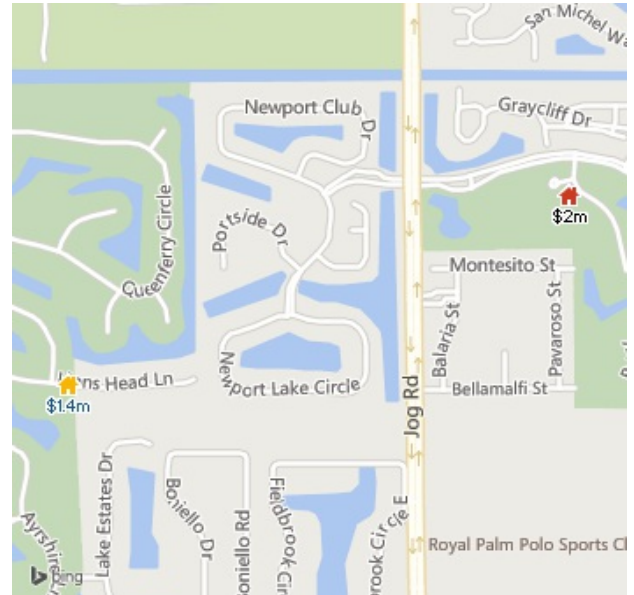
📈 RVM® Change  
 Last 1 Month: **\$165,180**

📈 RVM® Change  
 Last 12 Months: **19.41%**

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	-
Property Subtype	<b>Single Family</b>	-
Bedrooms	<b>5</b>	-
Total Baths	<b>5</b>	-
Full Baths	<b>4</b>	-
Partial Baths	<b>1</b>	-
Living Area (sq ft)	<b>5,528</b>	-
Lot Size	<b>1 acres</b>	-
Lot Dimensions	<b>43477 SF</b>	-
Garage	<b>Yes</b>	-
Garage (spaces)	<b>4</b>	-
Pool	<b>Yes</b>	-
Year Built	<b>1998</b>	-
Roofing	<b>Tile</b>	-
Heating	<b>Forced air unit</b>	-
Cooling	<b>Yes</b>	-
Fireplaces	<b>1</b>	-
Construction	<b>Masonry</b>	-
Exterior Walls	<b>Stucco</b>	-
Number of Buildings	<b>0</b>	-
Number of Stories	<b>1</b>	-

# 17171 Coral Cove Way, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**

- \* Preforeclosure
- \* Foreclosure Judgment Entered
- \* Active: 5/1/2014

List Price

**\$1,995,000**

Last Price Update: -  
Days in RPR: 342

Current Estimated Value

**\$1,867,740**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,643,612 – \$2,091,868**

RVM® Confidence:



📉 RVM® Change  
Last 1 Month: **-\$34,740**

📈 RVM® Change  
Last 12 Months: **84.92%**

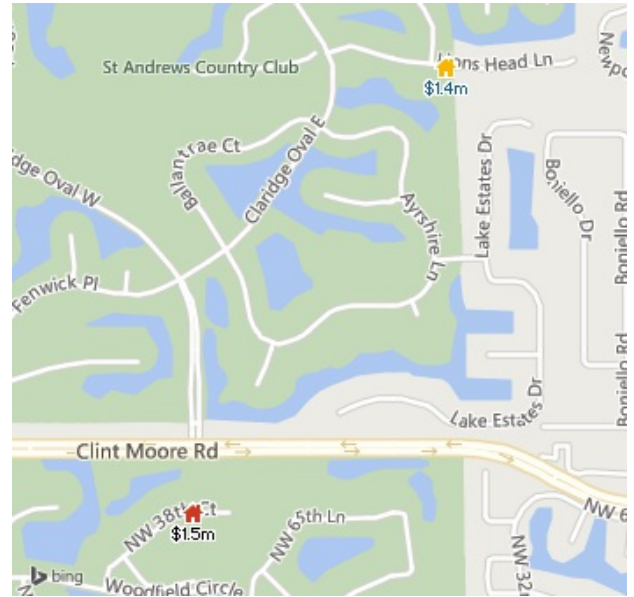
Master Bedroom on first floor, whole house generator, all impact glass new 2008, new roof 2008, addition all new 2008, all new floors. Turnkey optional. See additional comments in Documents regarding all fees.

Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Zero Lot Line</b>	<b>Single Family Detached</b>
Bedrooms	-	<b>6</b>
Total Baths	<b>5</b>	<b>7</b>
Full Baths	<b>4</b>	<b>6</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>6,355</b>	<b>6,355</b>
Lot Size	<b>0.68 acres</b>	<b>0.68 acres</b>
Lot Dimensions	<b>29625 SF</b>	-
Garage	<b>Yes</b>	-
Garage (spaces)	<b>3</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1989</b>	<b>1989</b>
Style	-	<b>Less Than 4 Floors</b>
Roofing	<b>Tile</b>	<b>S-Tile</b>
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	<b>Yes</b>	<b>Central, Electric</b>
Fireplaces	<b>1</b>	-
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	-
Number of Buildings	<b>0</b>	<b>1</b>
Number of Stories	<b>2</b>	<b>2</b>

Listing Courtesy of Mizner Grande Realty LLC

# 6558 Landings Ct, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**

- \* Preforeclosure
- \* Notice of Lis Pendens
- \* Active: 12/5/2014

List Price

**\$1,495,000**

Last Price Update: –  
Days in RPR: 124

Current Estimated Value

**\$1,495,710**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,420,925 – \$1,570,495**

RVM® Confidence:



📉 RVM® Change  
Last 1 Month: **-\$11,320**

📈 RVM® Change  
Last 12 Months: **6.53%**

Gorgeous 5 Bedrooms 5.2 Baths Estate with Amazing Lake Views, up 3BR suites+loft. This Amazing Family Home features floor to ceiling windows and beautiful dark hardwood floors throughout the house. DR w/built-in buffet, 1st flr master w/sitting rm, 2 walk-in closets, custom built-in office/library. ...

Home Facts

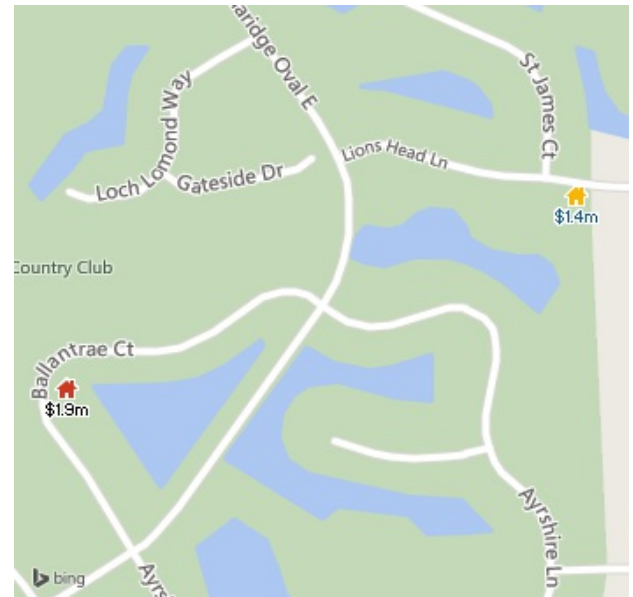
Public Facts

Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	5
Total Baths	6	7
Full Baths	6	5
Partial Baths	–	2
Living Area (sq ft)	4,535	4,535
Lot Size	9,100 sq ft	9,148 sq ft
Lot Dimensions	9100 SF	65.0 ft x 0.0 ft
Garage	Yes	–
Garage (spaces)	2	2
Pool	Yes	Yes
Year Built	1998	1998
Style	–	Less Than 4 Floors, Mediterranean
Roofing	Tile	Concrete Tile
Heating	Forced air unit	Central
Cooling	Yes	Central, Electric
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	0	1
Number of Stories	2	2

Listing Courtesy of Lang Realty/BR

# 7312 Ballantrae Ct, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**

- \* Preforeclosure
- \* Notice of Lis Pendens
- \* Active: 4/6/2014

List Price

**\$1,895,000**

Last Price Update: –  
Days in RPR: 367

Current Estimated Value

**\$2,027,910**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,825,119 – \$2,230,701**

RVM® Confidence:



📈 RVM® Change  
Last 1 Month: **\$72,650**

📈 RVM® Change  
Last 12 Months: **1.39%**

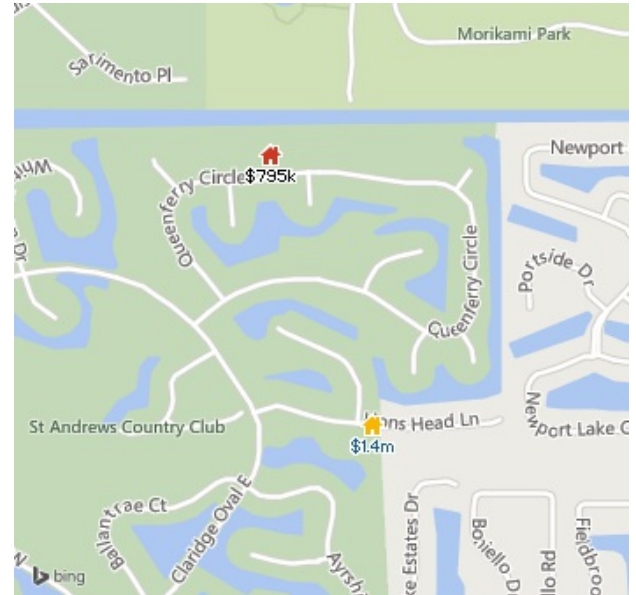
This magnificent two-story custom-built home is situated on over 1/2 acre and offers expansive lake views. Beautiful etched-glass front doors open to an elegant entryway and a spacious floor plan that includes 6 bedrooms, custom theater, wood-paneled office, extra-large loft, a light & bright kitch...

Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	–	<b>6</b>
Total Baths	<b>5</b>	<b>9</b>
Full Baths	<b>4</b>	<b>7</b>
Partial Baths	<b>1</b>	<b>2</b>
Living Area (sq ft)	<b>7,323</b>	<b>7,697</b>
Lot Size	<b>0.56 acres</b>	<b>0.56 acres</b>
Lot Dimensions	<b>24333 SF</b>	<b>.56 Acre</b>
Garage	<b>Yes</b>	–
Garage (spaces)	<b>4</b>	<b>4</b>
Pool	<b>Enclosed</b>	<b>Yes</b>
Year Built	<b>1993</b>	<b>1993</b>
Roofing	<b>Tile</b>	–
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	<b>Yes</b>	<b>Central, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	<b>2</b>

Listing Courtesy of Boca Executive Realty

# 7140 Queenferry Cir, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**FOR SALE**

- Preforeclosure
- Short Sale
- Active: 3/20/2015

List Price  
**\$795,000**

Last Price Update: –  
Days in RPR: 19

Current Estimated Value  
**\$776,520**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$698,868 – \$854,172**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$6,010**

📉 RVM® Change  
Last 12 Months: **-0.7%**

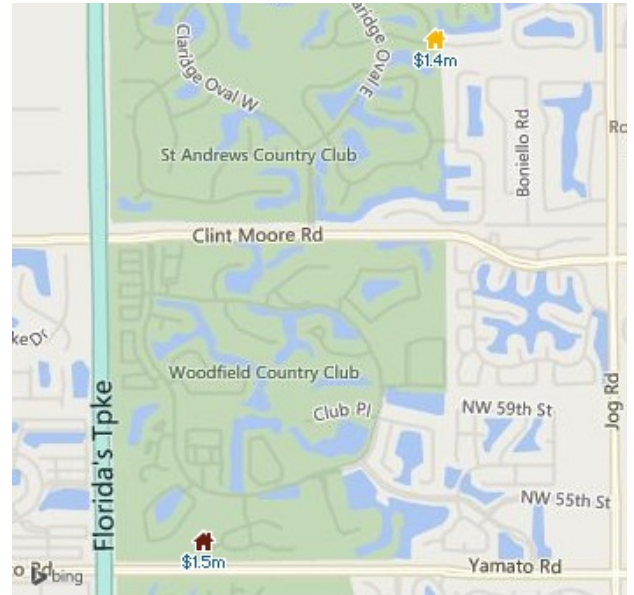
One-of-a-kind Contemporary designer courtyard home with beautiful lake and golf views. Impeccably maintained. Great layout for entertaining.

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	–	<b>4</b>
Total Baths	<b>6</b>	<b>5</b>
Full Baths	<b>5</b>	<b>4</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>4,295</b>	<b>4,295</b>
Lot Size	<b>0.32 acres</b>	–
Lot Dimensions	<b>13991 SF</b>	<b>96.0 ft x 0.0 ft</b>
Garage	<b>Yes</b>	–
Garage (spaces)	<b>3</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1992</b>	<b>1992</b>
Style	–	<b>Contemporary</b>
Roofing	<b>Tile</b>	–
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	<b>Yes</b>	<b>Central, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	<b>2</b>

Listing Courtesy of Boca Executive Realty

# 3998 NW 52nd Pl, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**SALE PENDING**

- Preforeclosure
- Short Sale
- Back Up

List Price

**\$1,499,000**

Last Price Update: –  
Days in RPR: 152

Current Estimated Value

**\$1,613,030**

Last RVM® Update: 3/16/2015

RVM® Est. Range:  
**\$1,467,858 – \$1,758,202**

RVM® Confidence:



📉 RVM® Change  
Last 1 Month: **-\$162,060**

📉 RVM® Change  
Last 12 Months: **-13.55%**

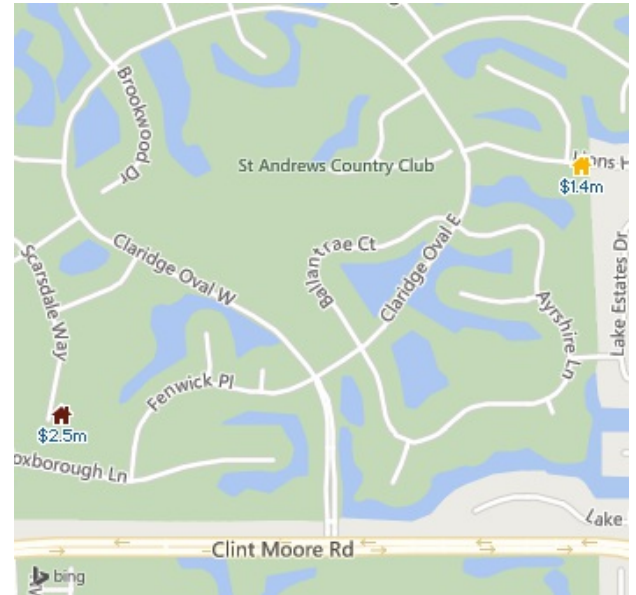
Beautiful, spacious estate home in Devon Place with over one half acre, overlooks a serene lake, golf and glorious sunsets! In addition to a secluded cul-de-sac, this home features a dramatic courtyard entry. This residence is perfect for those who love to entertain graciously with large living and...

Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Total Baths	<b>7</b>	–
Full Baths	<b>7</b>	–
Living Area (sq ft)	<b>5,143</b>	–
Lot Size	<b>0.62 acres</b>	<b>0.62 acres</b>
Lot Dimensions	<b>27112 SF</b>	<b>.62 ACRE</b>
Garage	<b>Yes</b>	–
Garage (spaces)	<b>4</b>	–
Pool	<b>Yes</b>	–
Year Built	<b>1991</b>	–
Roofing	<b>Tile</b>	–
Heating	<b>Forced air unit</b>	–
Cooling	<b>Yes</b>	–
Fireplaces	<b>1</b>	–
Construction	<b>Masonry</b>	–
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	<b>2.00,</b>

Listing Courtesy of Town and Country Realty LLC

# 17828 Scarsdale Way, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Listing

**SALE PENDING**

- Preforeclosure
- Short Sale
- Pending: 1/20/2015

**List Price**  
**\$2,480,000**

Last Price Update: –  
 Days in RPR: 1,670

**Current Estimated Value**  
**\$2,965,000**

Last AVM Update: 3/16/2015

AVM Est. Range:  
**\$2,490,600 – \$3,439,400**

AVM Confidence:  
 ★★★★★

➔ AVM Change  
 Last 1 Month: –

⬆️ AVM Change  
 Last 12 Months: **5.03%**

**BANK APPROVED SHORT SALE.** Spanish Renaissance home, 7 en-suite bedrooms, 1 suite down and 6 suites upstairs including MBR. Also featured are a convertible bedroom/office, exercise/yoga room, home theater, and children's play/study. Simply the finest offering of its kind in a country club community...

## Home Facts

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	–	<b>7</b>
Total Baths	<b>7</b>	<b>12</b>
Full Baths	<b>6</b>	<b>8</b>
Partial Baths	<b>1</b>	<b>4</b>
Living Area (sq ft)	<b>8,639</b>	<b>8,639</b>
Lot Size	<b>0.32 acres</b>	–
Lot Dimensions	<b>13991 SF</b>	<b>.32</b>
Garage	<b>Yes</b>	–
Garage (spaces)	<b>4</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>2008</b>	<b>2008</b>
Style	–	<b>Mediterranean</b>
Roofing	<b>Tile</b>	<b>S-Tile</b>
Heating	<b>Forced air unit</b>	<b>Central, Zoned</b>
Cooling	<b>Yes</b>	<b>Central, Zoned</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	<b>2</b>

*Listing Courtesy of Nestler Poletto Sothebys Int'l*

EXPIRED LISTING

## Expired



Address	7020 Lions Head Ln Boca Raton, FL 33496	7140 Queenferry Cir Boca Raton, FL 33496	17731 Boniello Dr Boca Raton, FL 33496	17938 Lake Estates Dr Boca Raton, FL 33496	3221 NW 61st St Boca Raton, FL 33496
Status	Subject Property	Recently Expired	Recently Expired	Recently Expired	Recently Expired
Amount	\$1,395,000 List Amount	\$750,000 List Amount	\$1,695,000 List Amount	\$950,000 List Amount	\$1,175,000 List Amount
Listing Date	1/24/2012	6/1/2014	9/8/2014	7/29/2013	9/3/2014
Days in RPR	1,170	311	212	618	217
Price Per Sq. Ft.	\$222	\$175	\$337	\$213	\$325
Bedrooms	5	4	5	4	5
Total Baths	10	5	6	5	5
Partial Baths	3	1	1	1	1
Total Rooms	-	-	-	-	-
Living Area	6,293	4,295	5,037	4,456	3,618
Lot Size	0.33 acres	0.33 acres	1 acres	0.67 acres	0.24 acres
Year Built	1993	1992	1998	1994	1993
Living Area Range (low)	-	-	-	-	-
Living Area Range (high)	-	-	-	-	-
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	<i>RX-3255290</i>	<i>RX-10045579</i>	<i>RX-10070765</i>	<i>RX-9965601</i>	<i>RX-10069297</i>
Listing Broker	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Courtesy of Douglas Elliman</i>	<i>Courtesy of Luxury Partners Realty</i>	<i>Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Courtesy of Lang Realty/BR</i>
Description	<p><b>ESTATE SALE.</b> Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors &amp; cast stone columns. Off the entry &amp; living room, there is a powder bathroom, with separate men's &amp; woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room &amp; dining room area. Walls have stucco a...</p>	<p>Stunning contemporary styled estate on panoramic golf and water lot with private courtyard and guest house with two separate en suite bedrooms, main house features volume ceilings, marble floors, master suite with sitting area, formal living and dining rooms, wet bar, kitchen, family room and en suite guest bedroom. the information herein is deemed reliable and subject to errors, omissions and changes without notice. All measurements are approximate.</p>	<p>Elegant, comfortable and luxurious renovated estate home in boniello acres. 5 bedrooms, 5 1/2 baths plus study and huge game room. All new gourmet kitchen with 48" dacor range, double ovens, large island, thick slab granite. Tropical paradise outdoors! new summer kitchen, new oversized heated pool and spa with beach entry with salt system. Lots of fruit trees, inground fire pit and sitting area. 4 newer a/c (3 yrs). Whole house generator. Water filtration system. Reverse osmosis and water softener. "a" rated schools: calusa elementary, omni middle &amp; spanish river hs.</p>	<p>Estate sale offering- this 4 bedroom, study and library residence is located within the estate section referred to as the hills of st. Andrews country club where home sites are oversized in both width and depth. A circular driveway leads to a front entry where a foyer opens to a grand living room with vistas of the pool and large back yard area. An oversized master suite with his and hers bathrooms has poolside views. A bedroom study services two en suite bedroom suites in addition to a fourth en suite bedroom area across the front of the house. In addition is a full paneled library which opens to the living room area. There is a separate dining room area and a kitchen which open to a break...</p>	<p>This finely appointed 5 bedroom 4.5 bath home with expansive water views will redefine your expectations of luxury living. double doors lead to lushly landscaped private courtyard with heated pool, spa, outdoor kitchen and one bedroom one bath guest house. a finely appointed home with french limestone floors, soaring ceilings, french door, built in speakers and electronics included. entertainme nt size living room with stained glass window above french door and formal dining room with venetian plaster walls. wood paneled dengourmet chefs kitchen with custom wood cabinets, granite counters, jennair cook top. Adjoining family room with media center. large master bedroom with sitting alcove and...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.



EXPIRED LISTING

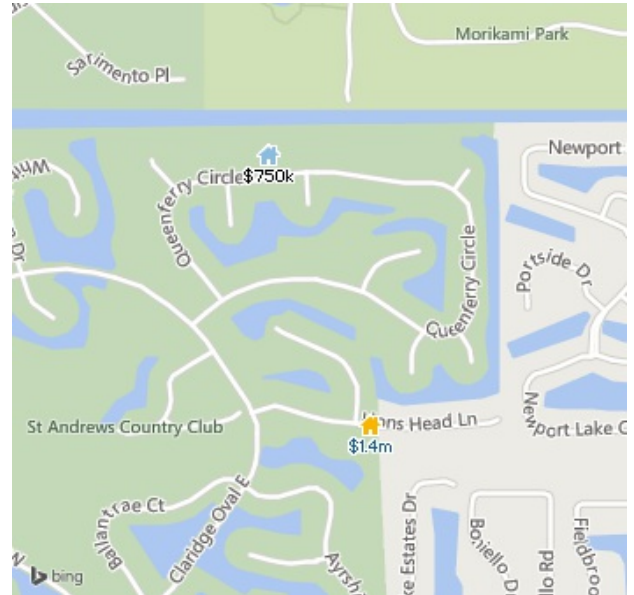
## Expired



Address	7020 Lions Head Ln Boca Raton, FL 33496	6451 Enclave Way Boca Raton, FL 33496	18279 Long Lake Dr Boca Raton, FL 33496	4147 Briarcliff Cir Boca Raton, FL 33496	17577 Middlebrook Way Boca Raton, FL 33496
Status	Subject Property	Recently Expired	Recently Expired	Recently Expired	Recently Expired
Amount	\$1,395,000 List Amount	\$1,550,000 List Amount	\$4,995,000 List Amount	\$889,900 List Amount	\$1,350,000 List Amount
Listing Date	1/24/2012	7/21/2014	2/22/2014	4/2/2014	2/2/2015
Days in RPR	1,170	261	410	371	65
Price Per Sq. Ft.	\$222	\$426	\$475	\$261	\$268
Bedrooms	5	5	7	4	6
Total Baths	10	5	11	8	7
Partial Baths	3	1	2	4	2
Total Rooms	—	—	—	—	—
Living Area	6,293	3,635	10,515	3,407	5,044
Lot Size	0.33 acres	0.25 acres	1.2 acres	7,915 sq ft	0.25 acres
Year Built	1993	1997	1999	1994	2003
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
MLS ID	<i>RX-3255290</i>	<i>RX-10058788</i>	<i>RX-10018959</i>	<i>RX-10029713</i>	<i>RX-10108010</i>
Listing Broker	<i>Listing Courtesy of Nestler Poletto Sothebys Int'l</i>	<i>Courtesy of Lang Realty/BR</i>	<i>Courtesy of Boca Executive Realty</i>	<i>Courtesy of Keller Williams Boca Raton</i>	<i>Courtesy of Mizner Grande Realty LLC</i>
Description	<p>ESTATE SALE. Spanish/Mediterranean design two story, courtyard home with S-tile roof, elevator, impact glass windows, and generator. The back of the house faces due south and the front faces north. There is glazed Spanish tile flooring throughout, with each room having a different patterned tile. In entry area there are custom hand carved doors &amp; cast stone columns. Off the entry &amp; living room, there is a powder bathroom, with separate men's &amp; woman's powder rooms. Spiral staircase leads to the second floor. Separate raised dining room area steps down to a living room with a wood burning fireplace with extensive use of stained glass in the living room &amp; dining room area. Walls have stucco a...</p>	<p>Situated at the end of a cul-de-sac with spectacular lake views, this elegant one-story home of 5 bedrooms, 4.5 baths &amp; 3 car garage is neutral &amp; open with tasteful appointments—volume ceilings; satumia marble floors; wide foyer with marble inlays; remodeled kitchen with white 42" shaker-style cabinets, granite counters, subway tile backsplash &amp; lovely breakfast nook; remodeled master bath with shaker-style cabinets, marble counters, seamless shower door &amp; private commode; plantation shutters; extra high-hats; central vacuum; solid core molded doors; surround sound speakers; custom closet design; 2 newer a/c units; newer washer &amp; dryer, hurricane accordion shutters &amp; an inviting patio offering...</p>	<p>Look no further! exquisitely updated lakefront 4 br w loft, 3 car garage in gated sough after country club community! formal foyer entry leads to expansive family room and gourmet eat in kitchen with stainless steel appliances and easy roll out cabinet shelves and drawers overlooking the lake. Grand master suite with master bath dual sinks and jacuzzi. All custom top of the line built in closets. Hunter douglas automatic window treatments and high ceilings with lots of light, complete this magnificent home!</p>	<p>Incredible lakefront mansion model perfect. 6 bedroom, 5 full and 2 half baths. Gorgeous library, exercise room or 7th bedroom (no closet), marble floors, coffered ceilings, gourmet kitchen, luxurious master suite on the first floor, his &amp; hers separate master bathrooms, summer kitchen, resort style pool and backyard. Upstairs loft area. Family room with built-in wall unit. Gorgeous fireplace and wet bar.</p>	

Highlighted fields were changed by agent to reflect knowledge of this property.

# 7140 Queenferry Cir, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

- \* Expired
- \* MLS listing RX-10045579, 6/1/2014

**Current Estimated Value**

**\$776,520**

Last RVM® Update: 3/16/2015  
Days in RPR: 311

RVM® Est. Range:  
**\$698,868 – \$854,172**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$6,010**

📉 RVM® Change  
Last 12 Months: **-0.7%**

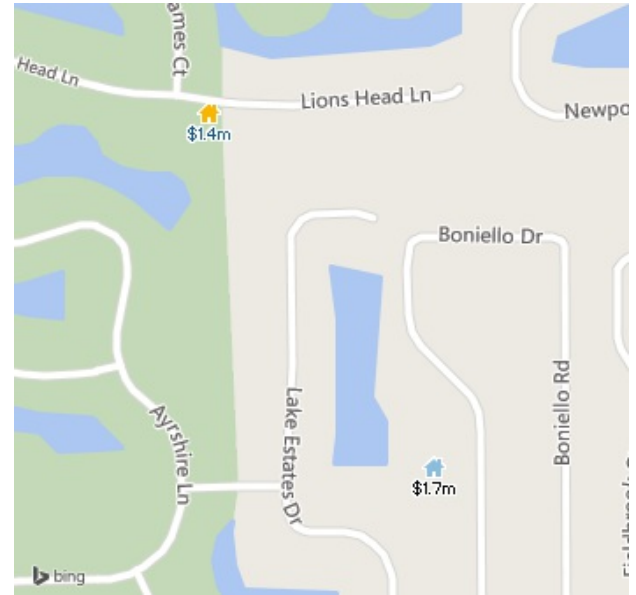
STUNNING CONTEMPORARY STYLED ESTATE ON PANORAMIC GOLF AND WATER LOT WITH PRIVATE COURTYARD AND GUEST HOUSE WITH TWO SEPARATE EN SUITE BEDROOMS, MAIN HOUSE FEATURES VOLUME CEILINGS, MARBLE FLOORS, MASTER SUITE WITH SITTING AREA, FORMAL LIVING AND DINING ROOMS, WET BAR, KITCHEN, FAMILY ROOM AND EN SU...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	–	<b>4</b>
Total Baths	<b>6</b>	<b>5</b>
Full Baths	<b>5</b>	<b>4</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>4,295</b>	<b>4,295</b>
Lot Size	<b>0.32 acres</b>	<b>0.33 acres</b>
Lot Dimensions	<b>13991 SF</b>	<b>.33</b>
Garage	<b>Yes</b>	–
Garage (spaces)	<b>3</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1992</b>	<b>1992</b>
Roofing	<b>Tile</b>	–
Heating	<b>Forced air unit</b>	<b>[E - COMM/INDUSTRY],</b>
Cooling	<b>Yes</b>	<b>.TXT,</b>
Construction	<b>Masonry</b>	–
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	<b>2</b>

Courtesy of Douglas Elliman

# 17731 Boniello Dr, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

\* Expired  
\* MLS listing RX-10070765, 9/8/2014

**Current Estimated Value**

**\$1,647,700**

Last RVM® Update: 3/16/2015  
Days in RPR: 212

RVM® Est. Range:  
**\$1,482,930 – \$1,812,470**

RVM® Confidence:  
★★★★★

📈 RVM® Change  
Last 1 Month: **\$12,260**

📈 RVM® Change  
Last 12 Months: **9.84%**

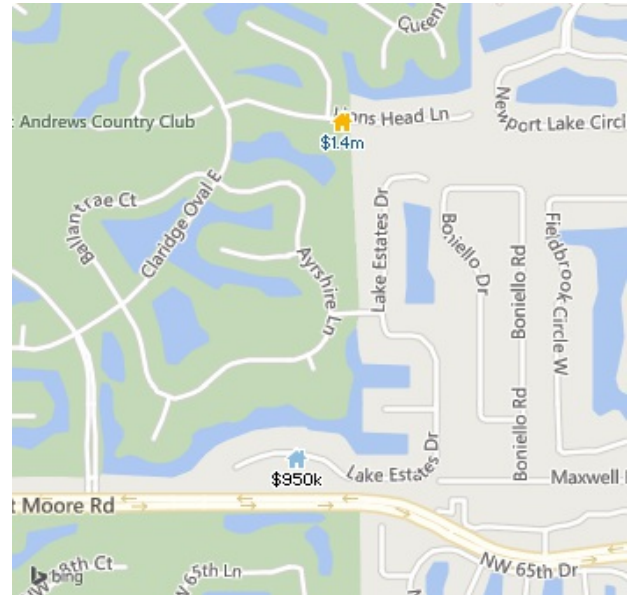
ELEGANT, COMFORTABLE AND LUXURIOUS RENOVATED ESTATE HOME IN BONIELLO ACRES. 5 BEDROOMS, 5 1/2 BATHS PLUS STUDY AND HUGE GAME ROOM. ALL NEW GOURMET KITCHEN WITH 48" DACOR RANGE, DOUBLE OVENS, LARGE ISLAND, THICK SLAB GRANITE. TROPICAL PARADISE OUTDOORS! NEW SUMMER KITCHEN, NEW OVERSIZED HEATED PO...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	<b>4</b>	<b>5</b>
Total Baths	<b>4</b>	<b>6</b>
Full Baths	<b>3</b>	<b>5</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>5,037</b>	<b>5,037</b>
Lot Size	<b>1 acres</b>	<b>1 acres</b>
Lot Dimensions	<b>1.00 AC</b>	<b>DP 285</b>
Garage	<b>Yes</b>	<b>-</b>
Garage (spaces)	<b>4</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1998</b>	<b>1998</b>
Style	<b>-</b>	<b>Less Than 4 Floors, Ranch</b>
Roofing	<b>Tile</b>	<b>S-Tile</b>
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	<b>Yes</b>	<b>Ceiling Fan(S), Electric, Central</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	<b>-</b>
Number of Buildings	<b>0</b>	<b>-</b>
Number of Stories	<b>1</b>	<b>1</b>

Courtesy of Luxury Partners Realty

# 17938 Lake Estates Dr, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

- \* Expired
- \* MLS listing RX-9965601, 7/29/2013

**Current Estimated Value**  
**\$1,084,450**

Last RVM® Update: 3/16/2015  
 Days in RPR: 618

RVM® Est. Range:  
**\$1,030,228 – \$1,138,672**

RVM® Confidence:  
 ★★★★★

📈 RVM® Change  
 Last 1 Month: **\$137,950**

📉 RVM® Change  
 Last 12 Months: **-16.38%**

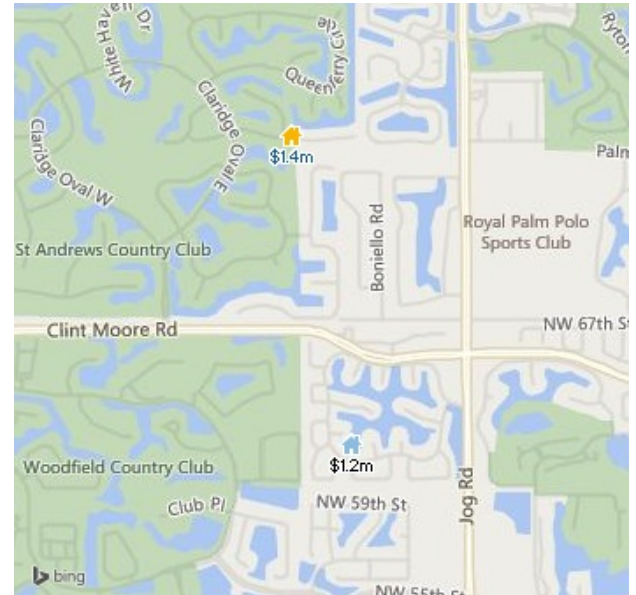
ESTATE SALE OFFERING- This 4 bedroom, study and library residence is located within the estate section referred to as the Hills of St. Andrews Country Club where home sites are oversized in both width and depth. A circular driveway leads to a front entry where a foyer opens to a grand living room w...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	–	<b>4</b>
Total Baths	<b>5</b>	<b>5</b>
Full Baths	<b>4</b>	<b>4</b>
Partial Baths	<b>1</b>	<b>1</b>
Living Area (sq ft)	<b>4,456</b>	<b>4,456</b>
Lot Size	<b>0.68 acres</b>	<b>0.67 acres</b>
Lot Dimensions	<b>29481 SF</b>	–
Garage	<b>Yes</b>	–
Garage (spaces)	<b>4</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1994</b>	<b>1994</b>
Style	–	<b>Contemporary, Mediterranean</b>
Roofing	<b>Tile</b>	–
Heating	<b>Forced air unit</b>	<b>Central, Electric</b>
Cooling	<b>Yes</b>	<b>Central, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>1</b>	<b>1</b>

Courtesy of Nestler Poletto Sothebys Int'l

# 3221 NW 61st St, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏠 This Property

**RECENTLY EXPIRED**

\* Expired  
\* MLS listing RX-10069297, 9/3/2014

**Current Estimated Value**  
**\$1,128,880**

Last RVM® Update: 3/16/2015  
Days in RPR: 217

RVM® Est. Range:  
**\$1,027,281 – \$1,230,479**

RVM® Confidence:  
★★★★★

📈 RVM® Change  
Last 1 Month: **\$29,700**

📈 RVM® Change  
Last 12 Months: **20.86%**

THIS FINELY APPOINTED 5 BEDROOM 4.5 BATH HOME WITH EXPANSIVE WATER VIEWS WILL REDEFINE YOUR EXPECTATIONS OF LUXURY LIVING. DOUBLE DOORS LEAD TO A LUSHLY LANDSCAPED PRIVATE COURTYARD WITH HEATED POOL, SPA, OUTDOOR KITCHEN AND ONE BEDROOM ONE BATH GUEST HOUSE. A FINELY APPOINTED HOME WITH FRENCH LIMESTO...

**Home Facts**

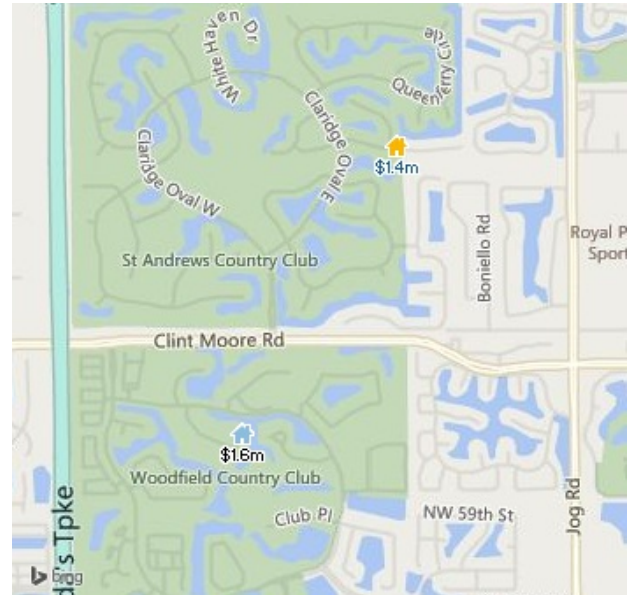
**Public Facts**

**Listing Facts**

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	5
Total Baths	5	5
Full Baths	4	4
Partial Baths	1	1
Living Area (sq ft)	3,602	3,618
Lot Size	0.24 acres	–
Lot Dimensions	10533 SF	–
Garage	Yes	–
Garage (spaces)	2	3
Pool	Yes	Yes
Year Built	1993	1993
Style	–	Courtyard, Multi-Level, Mediterranean
Roofing	Tile	S-Tile
Heating	Forced air unit	Central, Electric
Cooling	Yes	Central, Zoned, Electric
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

Courtesy of Lang Realty/BR

# 6451 Enclave Way, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

- \* Expired
- \* MLS listing RX-10058788, 7/21/2014

**Current Estimated Value**  
**\$1,409,860**

Last RVM® Update: 3/16/2015  
 Days in RPR: 261

RVM® Est. Range:  
**\$1,254,776 – \$1,564,944**

RVM® Confidence:  
 ★★★★★☆

📉 RVM® Change  
 Last 1 Month: **-\$19,130**

📈 RVM® Change  
 Last 12 Months: **13.06%**

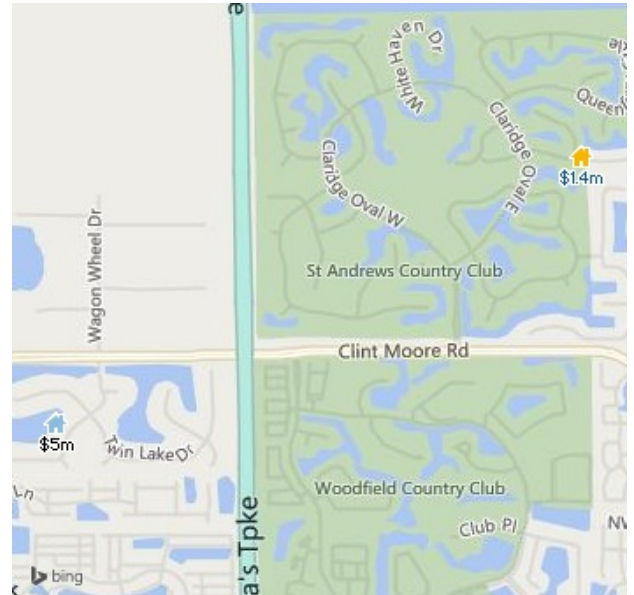
Situated at the end of a cul-de-sac with spectacular lake views, this elegant one-story home of 5 bedrooms, 4.5 baths & 3 car garage is neutral & open with tasteful appointments—volume ceilings; Saturnia marble floors; wide foyer with marble inlays; remodeled kitchen with white 42" Shaker-style cabin...

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Zero Lot Line</b>	<b>Single Family Detached</b>
Bedrooms	<b>4</b>	<b>5</b>
Total Baths	<b>4</b>	<b>5</b>
Full Baths	<b>4</b>	<b>4</b>
Partial Baths	<b>—</b>	<b>1</b>
Living Area (sq ft)	<b>3,635</b>	<b>3,635</b>
Lot Size	<b>0.25 acres</b>	<b>—</b>
Lot Dimensions	<b>10742 SF</b>	<b>.25 acre</b>
Garage	<b>Yes</b>	<b>—</b>
Garage (spaces)	<b>2</b>	<b>3</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1997</b>	<b>1997</b>
Style	<b>—</b>	<b>Mediterranean</b>
Roofing	<b>—</b>	<b>S-Tile</b>
Heating	<b>—</b>	<b>Central, Electric</b>
Cooling	<b>—</b>	<b>Central, Electric</b>
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Number of Buildings	<b>0</b>	<b>—</b>
Number of Stories	<b>1</b>	<b>1</b>

Courtesy of Lang Realty/ BR

# 18279 Long Lake Dr, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

- \* Expired
- \* MLS listing RX-10018959, 2/22/2014

Current Estimated Value  
**\$2,997,690**

Last RVM® Update: 3/16/2015  
 Days in RPR: 410

RVM® Est. Range:  
**\$2,548,037 – \$3,447,343**

RVM® Confidence:  
 ★★★★★☆

➔ RVM® Change  
 Last 1 Month: –

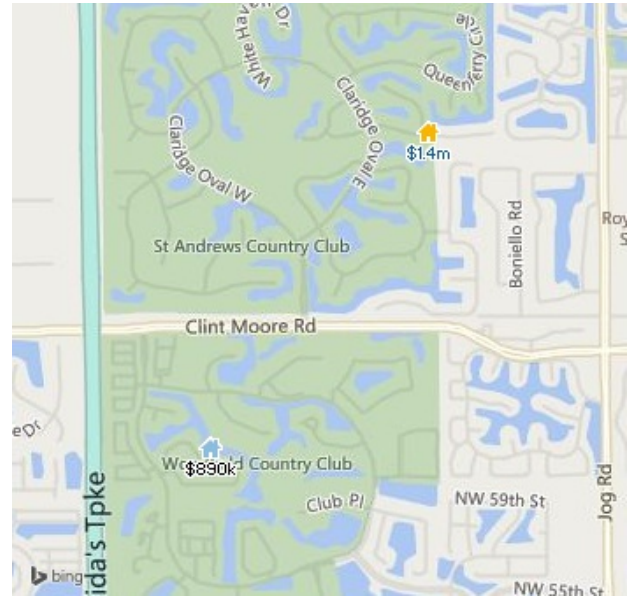
⬆️ RVM® Change  
 Last 12 Months: **44.18%**

**Home Facts**

	Public Facts	Listing Facts
Property Type	<b>Single Family Residence</b>	<b>Single Family Residence</b>
Property Subtype	<b>Single Family</b>	<b>Single Family Detached</b>
Bedrooms	–	7
Total Baths	8	11
Full Baths	8	9
Partial Baths	–	2
Living Area (sq ft)	<b>10,515</b>	<b>10,515</b>
Lot Size	<b>1.13 acres</b>	<b>1.2 acres</b>
Lot Dimensions	<b>1.13 AC</b>	–
Garage	<b>Yes</b>	–
Garage (spaces)	<b>4</b>	<b>4</b>
Pool	<b>Yes</b>	<b>Yes</b>
Year Built	<b>1999</b>	<b>1999</b>
Roofing	<b>Tile</b>	<b>Barrel</b>
Heating	<b>Forced air unit</b>	<b>Central</b>
Cooling	<b>Yes</b>	<b>Central</b>
Fireplaces	<b>1</b>	–
Construction	<b>Masonry</b>	<b>Cbs Construction</b>
Exterior Walls	<b>Stucco</b>	–
Number of Buildings	<b>0</b>	–
Number of Stories	<b>2</b>	<b>2</b>

Courtesy of Boca Executive Realty

# 4147 Briarcliff Cir, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

- \* Expired
- \* MLS listing RX-10029713, 4/2/2014

**Current Estimated Value**

**\$896,890**

Last RVM® Update: 3/16/2015  
Days in RPR: 371

RVM® Est. Range:  
**\$852,046 – \$941,734**

RVM® Confidence:  
★★★★★

📉 RVM® Change  
Last 1 Month: **-\$33,310**

📈 RVM® Change  
Last 12 Months: **2.85%**

Look no further! Exquisitely updated lakefront 4 BR w loft , 3 car Garage in Gated sough after Country Club community! Formal foyer entry leads to expansive family room and gourmet eat in kitchen with stainless steel appliances and easy roll out cabinet shelves and drawers overlooking the lake. Gra...

**Home Facts**

**Public Facts**

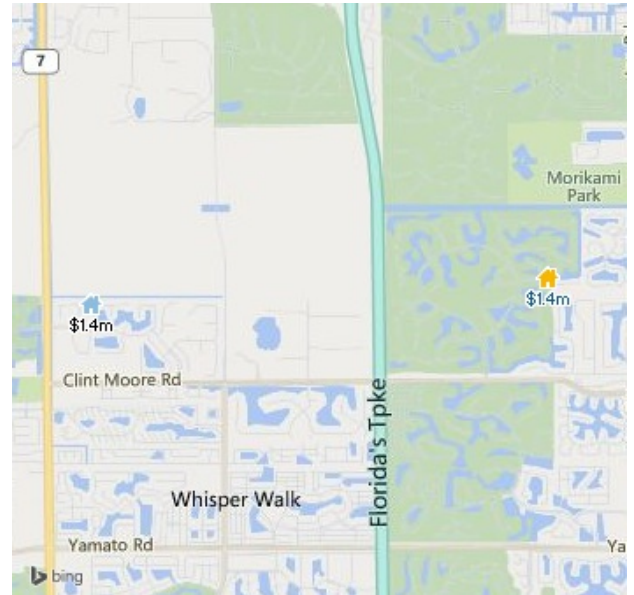
**Listing Facts**

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Zero Lot Line	Single Family Detached
Bedrooms	4	4
Total Baths	4	8
Full Baths	4	4
Partial Baths	-	4
Living Area (sq ft)	3,355	3,407
Lot Size	7,915 sq ft	-
Lot Dimensions	7915 SF	.18 ACRE
Garage	Yes	-
Garage (spaces)	2	3
Pool	Yes	Yes
Year Built	1994	1994
Style	-	Mediterranean
Roofing	-	S-Tile
Heating	-	Central, Electric
Cooling	-	Ceiling Fan(S), Electric, Central
Construction	Masonry	Concrete
Number of Buildings	0	1
Number of Stories	1	2

Courtesy of Keller Williams Boca Raton



# 17577 Middlebrook Way, Boca Raton, FL 33496



LEGEND: 🏠 Subject Property 🏡 This Property

**RECENTLY EXPIRED**

- \* Expired
- \* MLS listing RX-10108010, 2/2/2015

**Current Estimated Value**  
**\$1,324,720**

Last RVM® Update: 3/16/2015  
 Days in RPR: 65

RVM® Est. Range:  
**\$1,192,248 – \$1,457,192**

RVM® Confidence:  
 ★★★★★

📈 RVM® Change  
 Last 1 Month: **\$8,640**

📈 RVM® Change  
 Last 12 Months: **9.66%**

Incredible Lakefront Mansion Model Perfect. 6 bedroom, 5 full and 2 half baths. Gorgeous Library, Exercise Room or 7th Bedroom (no closet), Marble Floors, Coffered Ceilings, Gourmet Kitchen, Luxurious Master Suite on the First Floor, His & Hers separate Master bathrooms, Summer Kitchen, Resort Styl...

**Home Facts**

**Public Facts**

**Listing Facts**

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	6
Total Baths	7	7
Full Baths	5	5
Partial Baths	2	2
Living Area (sq ft)	5,044	5,044
Lot Size	0.25 acres	0.25 acres
Lot Dimensions	10851 SF	86.0 ft x 0.0 ft
Garage	Yes	–
Garage (spaces)	3	3
Pool	Yes	Yes
Year Built	2003	2003
Style	–	Less Than 4 Floors, Mediterranean
Roofing	Tile	S-Tile
Heating	Forced air unit	Central, Electric
Cooling	Yes	Central, Electric
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

Courtesy of Mizner Grande Realty LLC



# Seller's Proceeds

	Low	High
Price	<input type="text"/>	<input type="text"/>
Encumbrances		
First Loan	<input type="text"/>	<input type="text"/>
Second Loan	<input type="text"/>	<input type="text"/>
Est. Closing Costs		
Commissions	<input type="text"/>	<input type="text"/>
Escrow Items	<input type="text"/>	<input type="text"/>
Escrow Fees	<input type="text"/>	<input type="text"/>
Home Warranty	<input type="text"/>	<input type="text"/>
Other Work	<input type="text"/>	<input type="text"/>
Pest Inspection	<input type="text"/>	<input type="text"/>
Tax Stamp	<input type="text"/>	<input type="text"/>
Termite Work	<input type="text"/>	<input type="text"/>
Title Insurance	<input type="text"/>	<input type="text"/>
Total Encumbrances	<input type="text"/>	<input type="text"/>
Estimated Closing Costs	<input type="text"/>	<input type="text"/>
Net Cash to Seller	<input type="text"/>	<input type="text"/>

*I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.*

Seller

date