

SALE PENDING

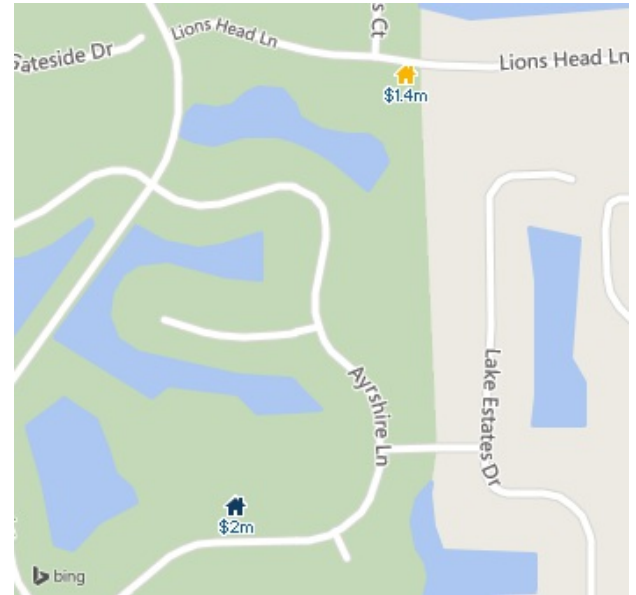
Pending



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>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 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 & 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%**

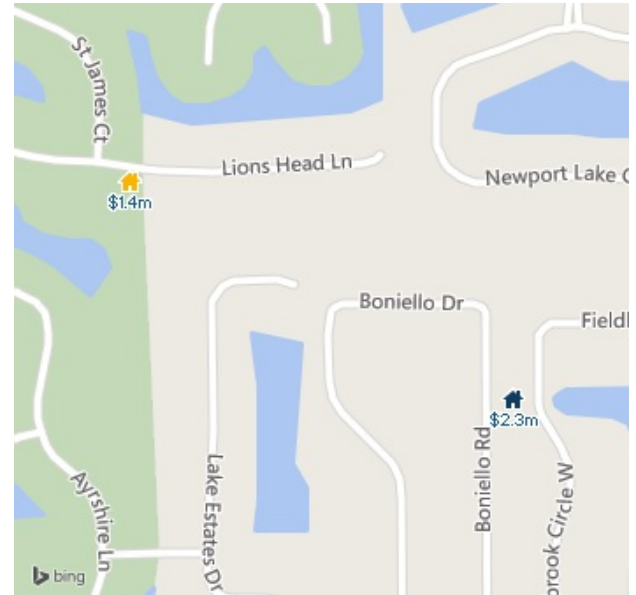
Beautiful renovated custom-built 6-bedrm home with high-end finishes & architectural details. Marble & porcelain tile floors, coffered ceilings, crown moldings, French doors, plantation shutters & more. Living room with fireplace, formal dining room, custom office, large gourmet kitchen with marble...

Home Facts

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

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

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%**

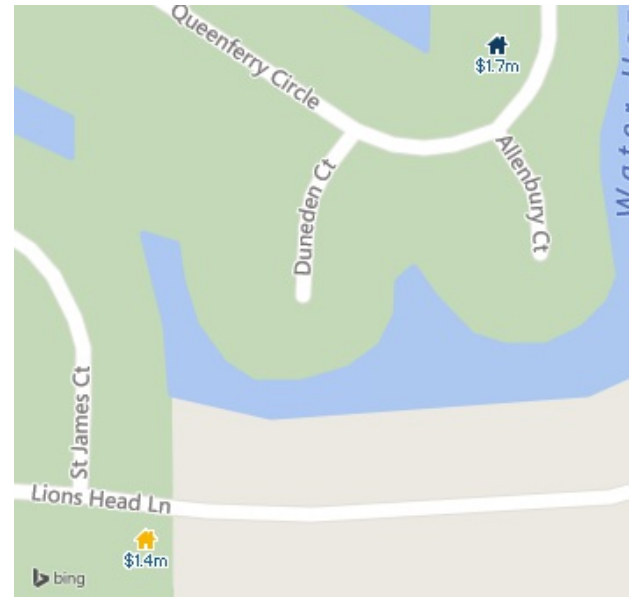
Rare opportunity to buy a 5 bedroom + office on one floor. Oversized lot, side yard, pool & patio with southern exposure. New roof. Must see!

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	5	5
Total Baths	6	6
Full Baths	5	5
Partial Baths	1	1
Living Area (sq ft)	4,650	4,650
Lot Size	0.5 acres	–
Lot Dimensions	21989 SF	.5
Garage	Yes	–
Garage (spaces)	3	3
Pool	Yes	Yes
Year Built	1989	1989
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	1	1

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%**

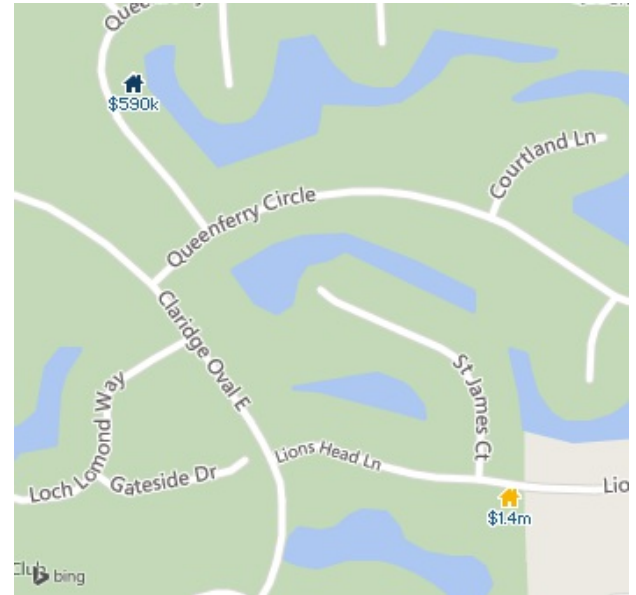
This "all new" home has been rebuilt from studs and is located on one of the best lake front lots in St Andrews, featuring gourmet kitchen, stainless steel appliances, master suite w/sitting area, and marble his & her baths, library w/built-ins, 24x24 Satamia marble floors, over the top outdoor...

Home Facts

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

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%**

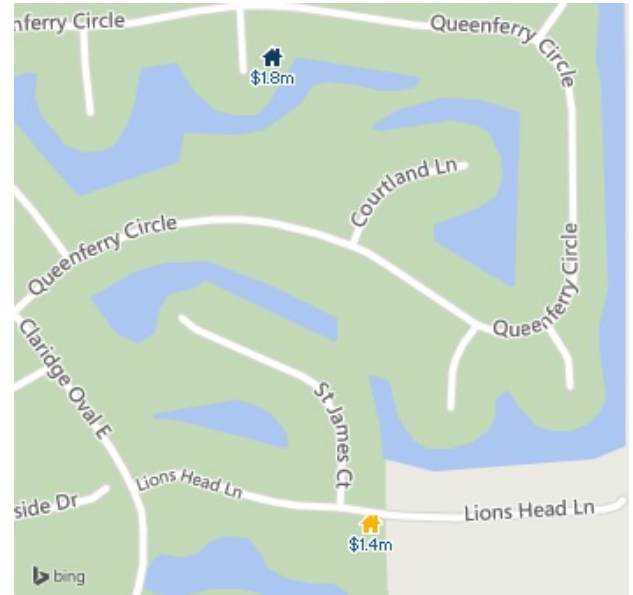
Coveted and comfortable St Andrew's Country Club community has it all! Convenient Boca Raton location with a spacious home (approximately 4400sq.ft) Boasting an open floor plan, making your private living or entertaining lifestyle a dream come true. First floor master sweet with three additional...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	4
Total Baths	6	6
Full Baths	5	5
Partial Baths	1	1
Living Area (sq ft)	4,413	4,413
Lot Size	0.32 acres	0.32 acres
Lot Dimensions	13874 SF	111.0 ft x 0.0 ft
Garage	Yes	–
Garage (spaces)	2	2
Pool	Yes	Yes
Year Built	1989	1989
Roofing	Tile	Concrete Tile
Heating	Forced air unit	Central, Electric
Cooling	Yes	Electric
Construction	Masonry	Concrete
Exterior Walls	Stucco	–
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	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	4
Total Baths	6	7
Full Baths	5	6
Partial Baths	1	1
Living Area (sq ft)	4,209	4,209
Lot Size	0.4 acres	–
Lot Dimensions	17346 SF	–
Garage	Yes	–
Garage (spaces)	3	4
Pool	Yes	Yes
Year Built	1989	1989
Roofing	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	1	1

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%**

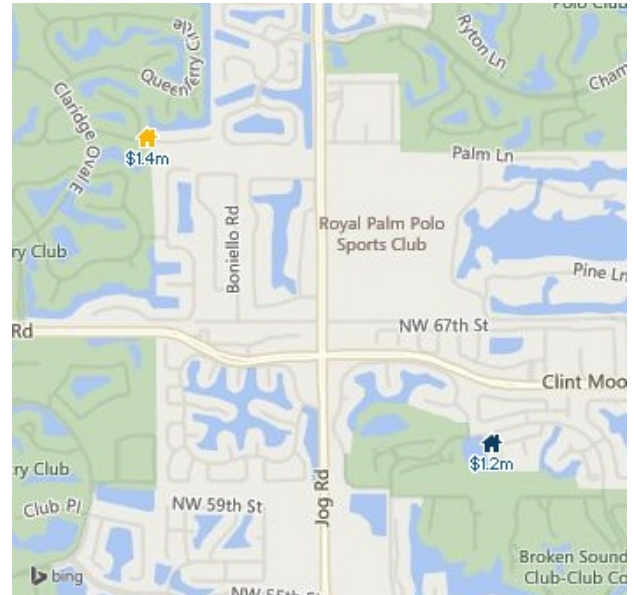
Spectacular lakefront home with gorgeous golf vista. There is a sit down bar in the living room. Featured is a bright and open flowing split floor plan. Four bedrooms plus office/media room, plus loft, plus maid's room. The downstairs spacious master has fantastic views and features abundant closet...

Home Facts

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

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	Single Family Residence	Single Family Residence
Property Subtype	Zero Lot Line	Single Family Detached
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	–	Multi-Level, Traditional
Roofing	Tile	Barrel, S-Tile, Concrete Tile
Heating	Forced air unit	Central, Electric
Cooling	Yes	Ceiling Fan(S), Electric, Central
Construction	Wood	Cbs Construction, Frame With Stucco
Exterior Walls	Combination	–
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 & 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>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 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 & family room, master suite with dressing area & his & her marble baths, three additional en suite bedrooms downstairs & 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 & 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 & 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 & 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 a...</p>	<p>Views 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. 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 & spacious family room. Expansive master down suite w/separate his & hers bath offer large closets. The grand staircase w/wood & 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 & 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 & 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 & 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 & grill, island with own refrigerated vegetable drawer & bread warmer, granite counters & wood cabinetry & 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%**

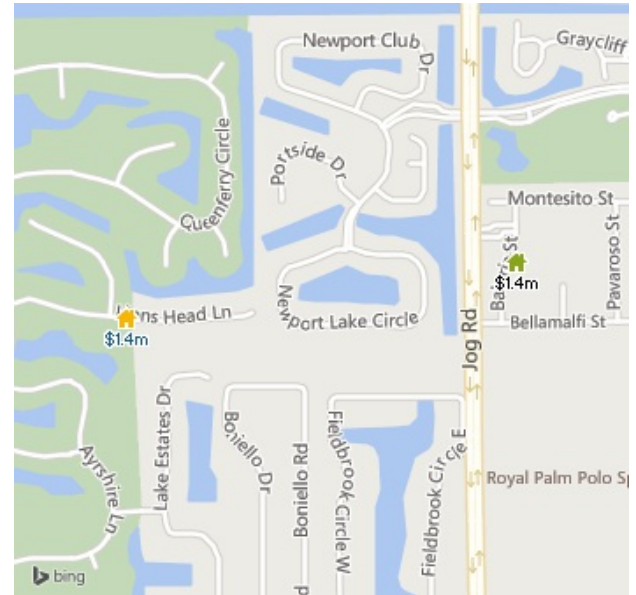
A beautiful transitional contemporary with panoramic lake and golf course views, this gracious family home features a spacious open living room and dining room, remodeled gourmet kitchen opening to breakfast area & family room, master suite with dressing area & his & her marble baths, three additiona...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	5	6
Total Baths	8	8
Full Baths	7	7
Partial Baths	1	1
Living Area (sq ft)	6,435	6,435
Lot Size	0.36 acres	-
Lot Dimensions	15747 SF	.36 ACRE
Garage	Yes	-
Garage (spaces)	4	3
Pool	Enclosed	Yes
Year Built	1990	1990
Roofing	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 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%**

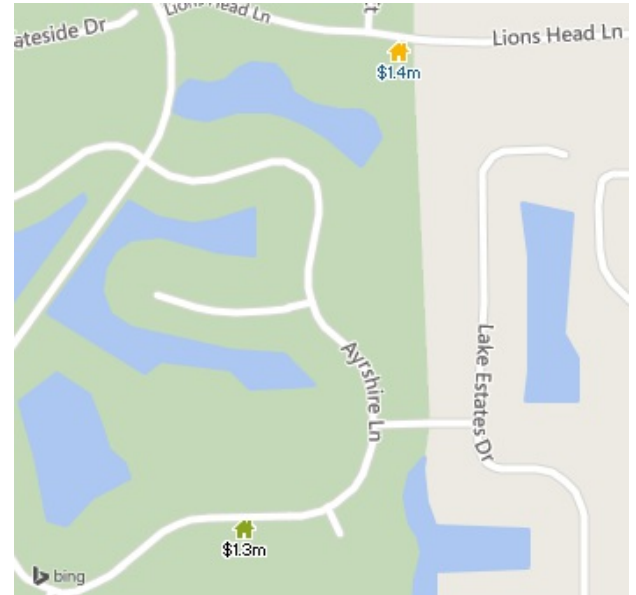
Luxury Estate built by renowned Gordon homes. Enter through private gates to a Mediterranean style community with expansive lake views. Residence features 6 large bedrooms, 6 full and 1 half bath, media room, elevator and 3 car garage with the finest finishes through out.

Home Facts

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

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%**

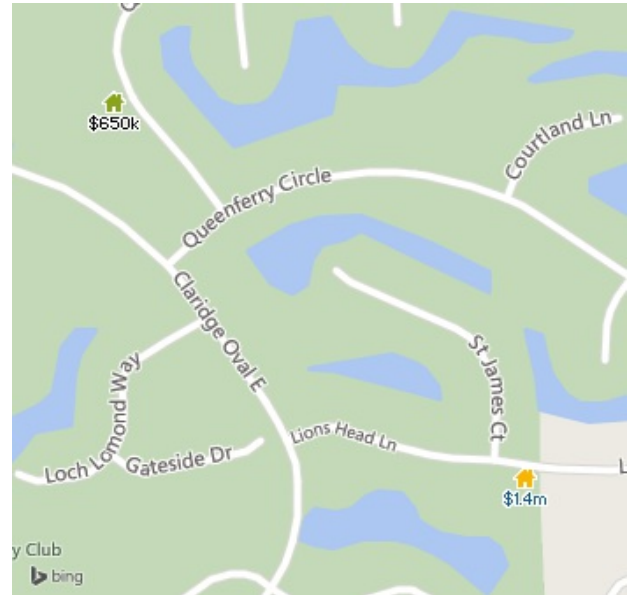
Just reduced \$300,000. Move right in to this magnificent, 6-bedroom + office home which features high-end finishes and architectural details and offers expansive views as well as a Southern exposure for the patio, heated pool, and Summer kitchen. Full hurricane protection plus a generator. The exce...

Home Facts

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

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%**

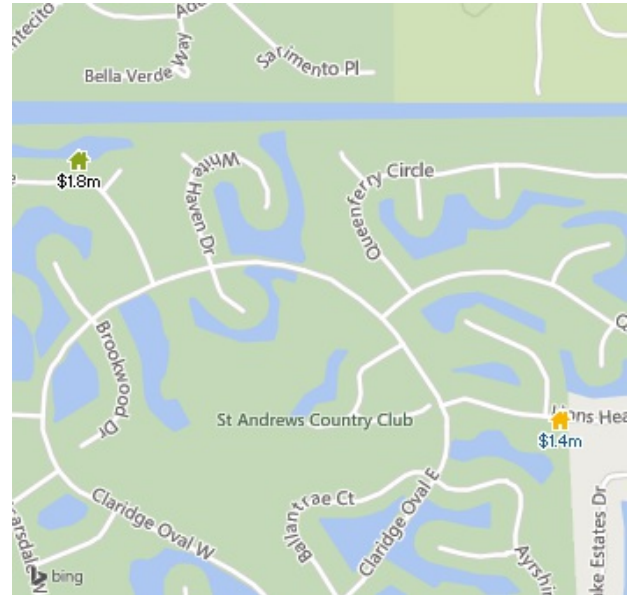
Beautiful custom-built Mediterranean-villa-inspired courtyard home with guest house plus golf course views. New theater/media room in stunning high-gloss cherry wood with coffered ceilings, automated lighting & sound system. Incredible wine room: temperature-controlled and air-conditioned with dram...

Home Facts

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

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%**

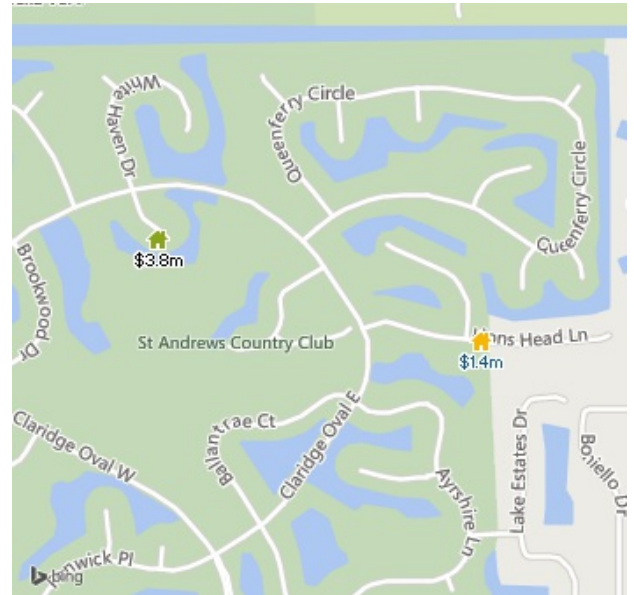
VIEW VIEWS!! DIRECT GOLF & LAKE VIEWS THAT AMAZE AS YOU ENTER THIS 5 BEDROOM 7.5 BATH ESTATE HOME BUILT FOR ENTERTAINING & RELAXING. OFFICE/LIBRARY FEATURES CUSTOM WOOD BUILT-INS, GARAGES FOR 3 CARS & GOLF CART. SATURNIA FLOORS W/GRANITE INLAYS OPEN TO SPECTACULAR LARGE ROOMS FOR ENTERTAINING THA...

Home Facts

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

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%**

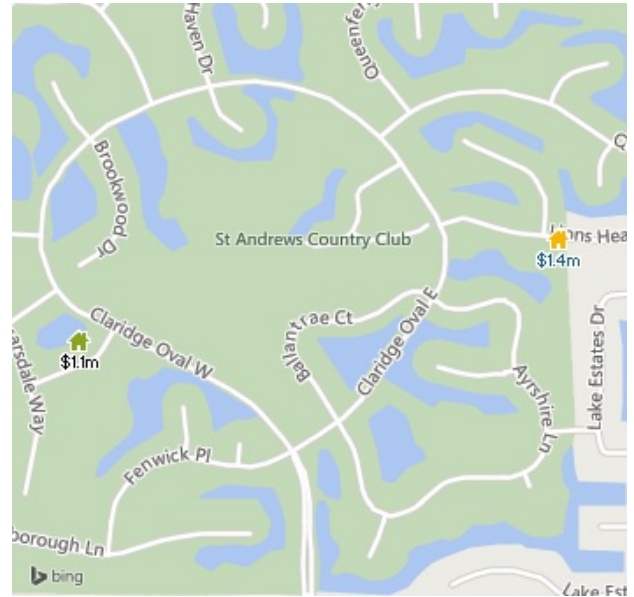
Fabulous Estate home in a cul-de-sac location with total privacy. This home was designed with utmost attention to details and the most beautiful materials one could ask for. The ground floor boasts the master bedroom, a club room, office, and theater. The fabulous oversized kitchen open up to the g...

Home Facts

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

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%**

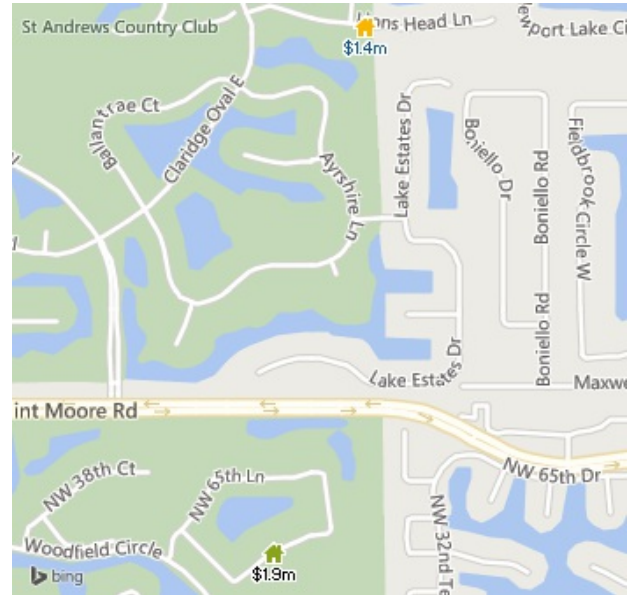
Features a formal living room, dining room area, family room, kitchen, office and master bedroom & bath on first floor, 3 bedrooms and bathrooms upstairs, outdoor patio and pool overlooking lake view. Mandatory golf membership in St Andrews Country Club, non refundable initiation fee of \$95,000. The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

Home Facts

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

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

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 & 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 a...</p>	<p>Gorgeous mediterranean 5 bed 6 1/2 bath 2 story home with separate game room & 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. & bar, volume& tray ceilings, family rm custom built-in.south lake view pool area, 2 car gar.+ golf cart, lushly landscaped</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 & 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 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 & bright kitchen open to the family room, breakfast area, and much more. The large master suite includes a sitting area, his & 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%**

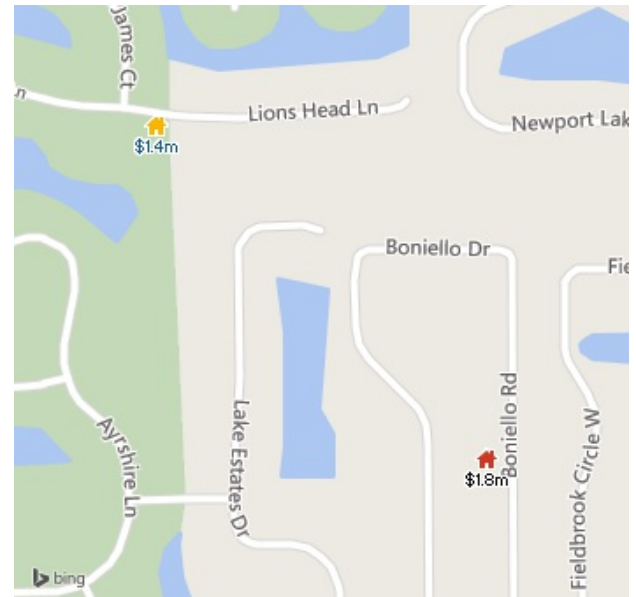
GORGEOUS MEDITERRANEAN 5 BED 6 1/2 BATH 2 STORY HOME WITH SEPARATE GAME ROOM & LIBRARY - NICE OPEN FLOOR PLAN AND MUCH MORE....

Home Facts

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

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:



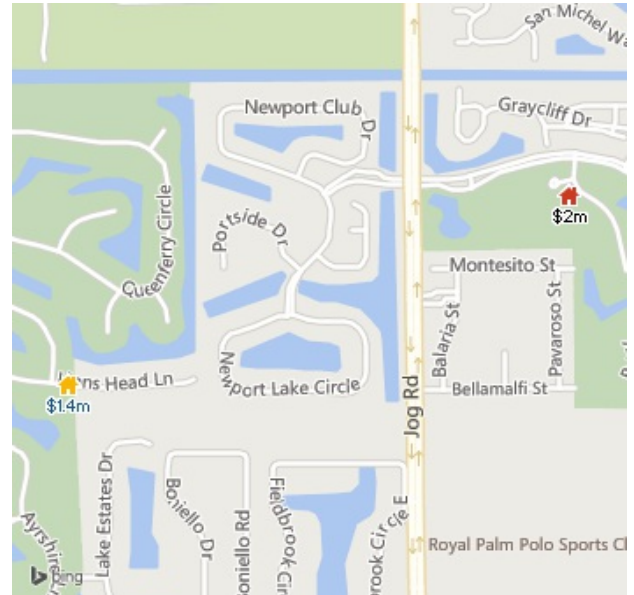
📈 RVM® Change
Last 1 Month: **\$165,180**

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

Home Facts

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

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%**

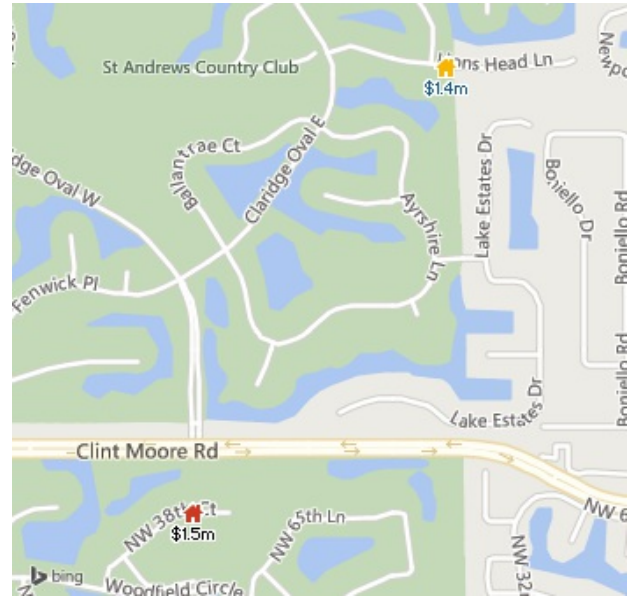
Master Bedroom on first floor, whole house generator, all impact glass new 2008, new roof 2008, addition all new 2008, all new floors. Turnkey optional. See additional comments in Documents regarding all fees.

Home Facts

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

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

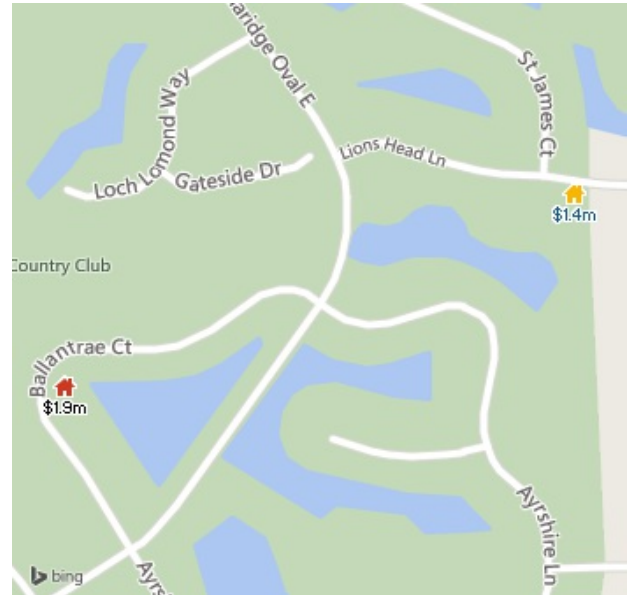
Public Facts

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%**

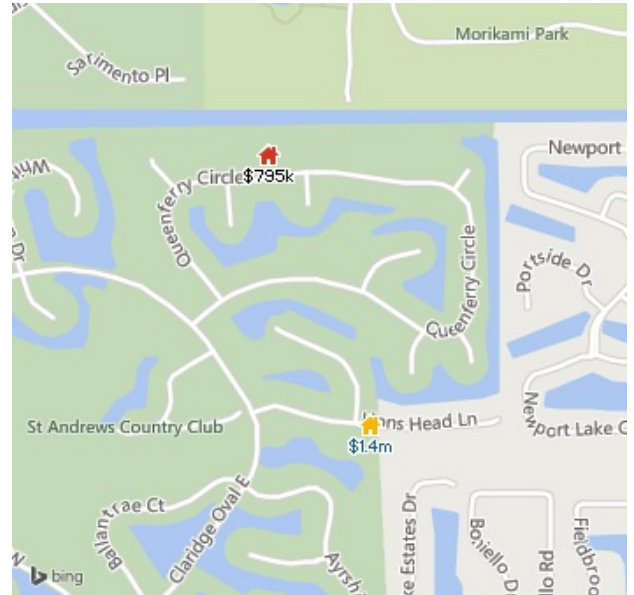
This magnificent two-story custom-built home is situated on over 1/2 acre and offers expansive lake views. Beautiful etched-glass front doors open to an elegant entryway and a spacious floor plan that includes 6 bedrooms, custom theater, wood-paneled office, extra-large loft, a light & bright kitch...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	6
Total Baths	5	9
Full Baths	4	7
Partial Baths	1	2
Living Area (sq ft)	7,323	7,697
Lot Size	0.56 acres	0.56 acres
Lot Dimensions	24333 SF	.56 Acre
Garage	Yes	–
Garage (spaces)	4	4
Pool	Enclosed	Yes
Year Built	1993	1993
Roofing	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

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%**

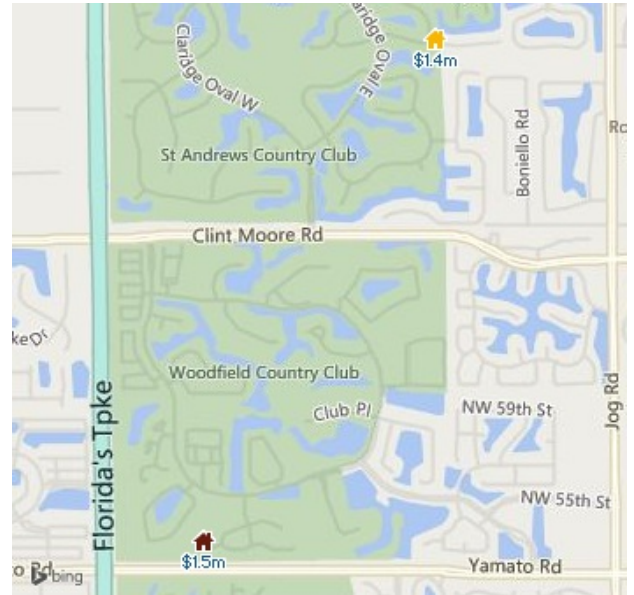
One-of-a-kind Contemporary designer courtyard home with beautiful lake and golf views. Impeccably maintained. Great layout for entertaining.

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	4
Total Baths	6	5
Full Baths	5	4
Partial Baths	1	1
Living Area (sq ft)	4,295	4,295
Lot Size	0.32 acres	–
Lot Dimensions	13991 SF	96.0 ft x 0.0 ft
Garage	Yes	–
Garage (spaces)	3	3
Pool	Yes	Yes
Year Built	1992	1992
Style	–	Contemporary
Roofing	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

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%**

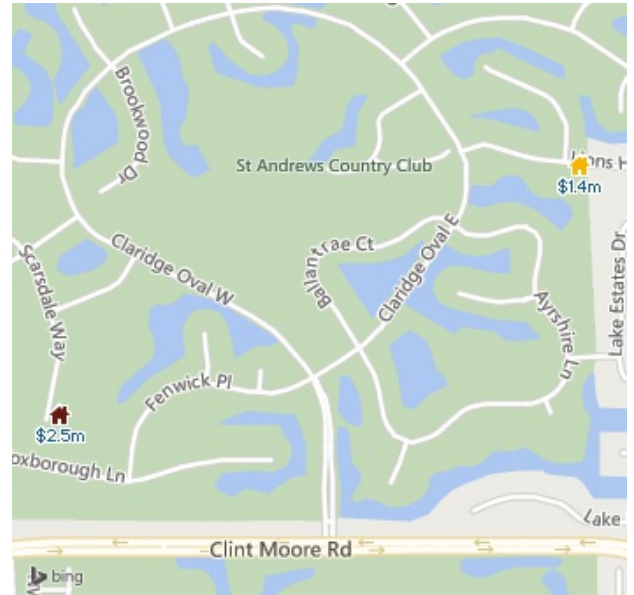
Beautiful, spacious estate home in Devon Place with over one half acre, overlooks a serene lake, golf and glorious sunsets! In addition to a secluded cul-de-sac, this home features a dramatic courtyard entry. This residence is perfect for those who love to entertain graciously with large living and...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Total Baths	7	–
Full Baths	7	–
Living Area (sq ft)	5,143	–
Lot Size	0.62 acres	0.62 acres
Lot Dimensions	27112 SF	.62 ACRE
Garage	Yes	–
Garage (spaces)	4	–
Pool	Yes	–
Year Built	1991	–
Roofing	Tile	–
Heating	Forced air unit	–
Cooling	Yes	–
Fireplaces	1	–
Construction	Masonry	–
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2.00,

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 communit...

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	7	12
Full Baths	6	8
Partial Baths	1	4
Living Area (sq ft)	8,639	8,639
Lot Size	0.32 acres	–
Lot Dimensions	13991 SF	.32
Garage	Yes	–
Garage (spaces)	4	3
Pool	Yes	Yes
Year Built	2008	2008
Style	–	Mediterranean
Roofing	Tile	S-Tile
Heating	Forced air unit	Central, Zoned
Cooling	Yes	Central, Zoned
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

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>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 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 & 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

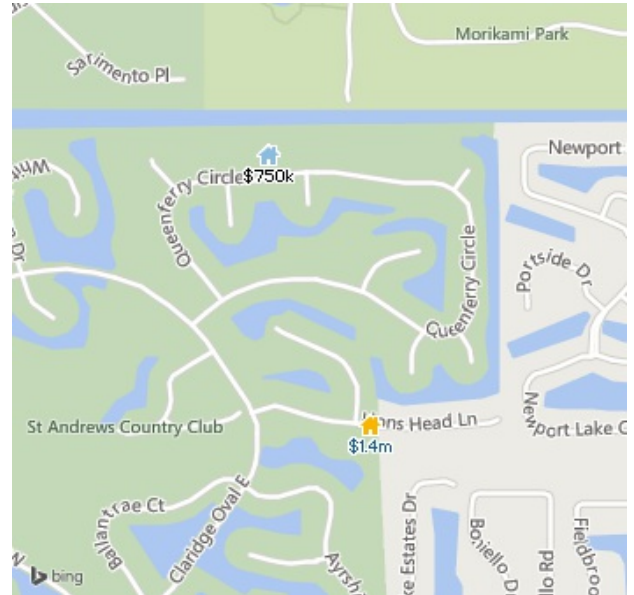
Expired



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 & 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 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 & 3 car garage is neutral & 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 & lovely breakfast nook; remodeled master bath with shaker-style cabinets, marble counters, seamless shower door & 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 & dryer, hurricane accordion shutters & 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 & 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%**

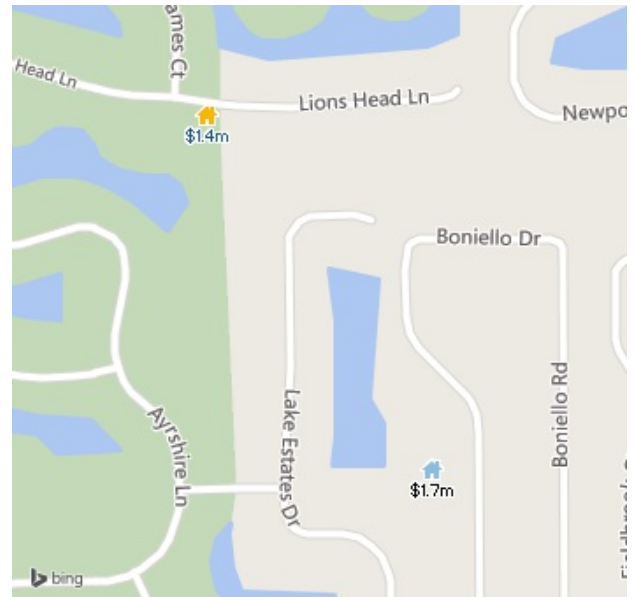
STUNNING CONTEMPORARY STYLED ESTATE ON PANORAMIC GOLF AND WATER LOT WITH PRIVATE COURTYARD AND GUEST HOUSE WITH TWO SEPARATE EN SUITE BEDROOMS, MAIN HOUSE FEATURES VOLUME CEILINGS, MARBLE FLOORS, MASTER SUITE WITH SITTING AREA, FORMAL LIVING AND DINING ROOMS, WET BAR, KITCHEN, FAMILY ROOM AND EN SU...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	4
Total Baths	6	5
Full Baths	5	4
Partial Baths	1	1
Living Area (sq ft)	4,295	4,295
Lot Size	0.32 acres	0.33 acres
Lot Dimensions	13991 SF	.33
Garage	Yes	–
Garage (spaces)	3	3
Pool	Yes	Yes
Year Built	1992	1992
Roofing	Tile	–
Heating	Forced air unit	[E - COMM/INDUSTRY]
Cooling	Yes	.TXT,
Construction	Masonry	–
Exterior Walls	Stucco	–
Number of Buildings	0	–
Number of Stories	2	2

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%**

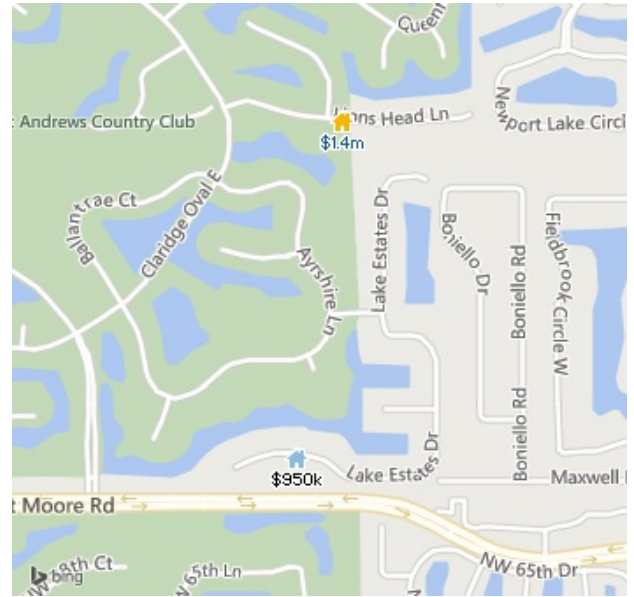
ELEGANT, COMFORTABLE AND LUXURIOUS RENOVATED ESTATE HOME IN BONIELLO ACRES. 5 BEDROOMS, 5 1/2 BATHS PLUS STUDY AND HUGE GAME ROOM. ALL NEW GOURMET KITCHEN WITH 48" DACOR RANGE, DOUBLE OVENS, LARGE ISLAND, THICK SLAB GRANITE. TROPICAL PARADISE OUTDOORS! NEW SUMMER KITCHEN, NEW OVERSIZED HEATED PO...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	4	5
Total Baths	4	6
Full Baths	3	5
Partial Baths	1	1
Living Area (sq ft)	5,037	5,037
Lot Size	1 acres	1 acres
Lot Dimensions	1.00 AC	DP 285
Garage	Yes	-
Garage (spaces)	4	3
Pool	Yes	Yes
Year Built	1998	1998
Style	-	Less Than 4 Floors, Ranch
Roofing	Tile	S-Tile
Heating	Forced air unit	Central, Electric
Cooling	Yes	Ceiling Fan(S), Electric, Central
Construction	Masonry	Cbs Construction
Exterior Walls	Stucco	-
Number of Buildings	0	-
Number of Stories	1	1

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%**

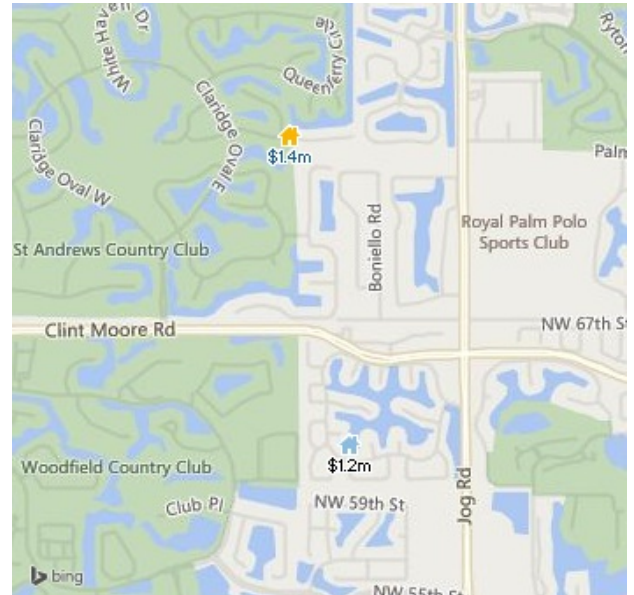
ESTATE SALE OFFERING- This 4 bedroom, study and library residence is located within the estate section referred to as the Hills of St. Andrews Country Club where home sites are oversized in both width and depth. A circular driveway leads to a front entry where a foyer opens to a grand living room w...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	4
Total Baths	5	5
Full Baths	4	4
Partial Baths	1	1
Living Area (sq ft)	4,456	4,456
Lot Size	0.68 acres	0.67 acres
Lot Dimensions	29481 SF	–
Garage	Yes	–
Garage (spaces)	4	3
Pool	Yes	Yes
Year Built	1994	1994
Style	–	Contemporary, Mediterranean
Roofing	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	1	1

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

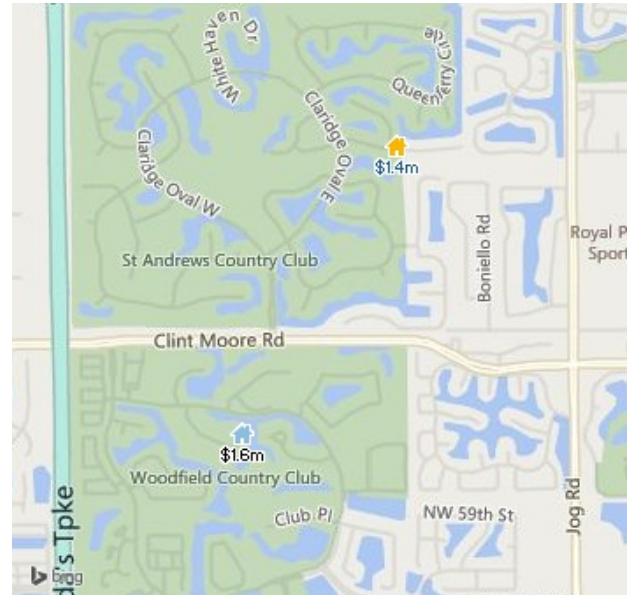
Public Facts

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%**

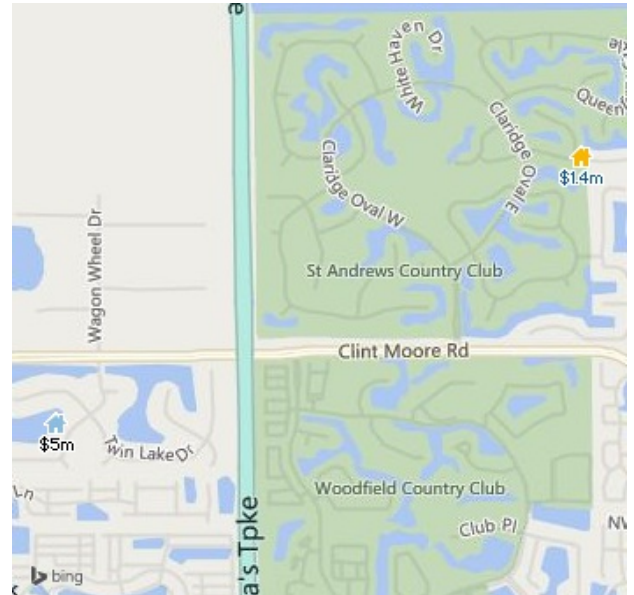
Situated at the end of a cul-de-sac with spectacular lake views, this elegant one-story home of 5 bedrooms, 4.5 baths & 3 car garage is neutral & open with tasteful appointments—volume ceilings; Saturnia marble floors; wide foyer with marble inlays; remodeled kitchen with white 42" Shaker-style cabin...

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Zero Lot Line	Single Family Detached
Bedrooms	4	5
Total Baths	4	5
Full Baths	4	4
Partial Baths	—	1
Living Area (sq ft)	3,635	3,635
Lot Size	0.25 acres	—
Lot Dimensions	10742 SF	.25 acre
Garage	Yes	—
Garage (spaces)	2	3
Pool	Yes	Yes
Year Built	1997	1997
Style	—	Mediterranean
Roofing	—	S-Tile
Heating	—	Central, Electric
Cooling	—	Central, Electric
Construction	Masonry	Cbs Construction
Number of Buildings	0	—
Number of Stories	1	1

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: –

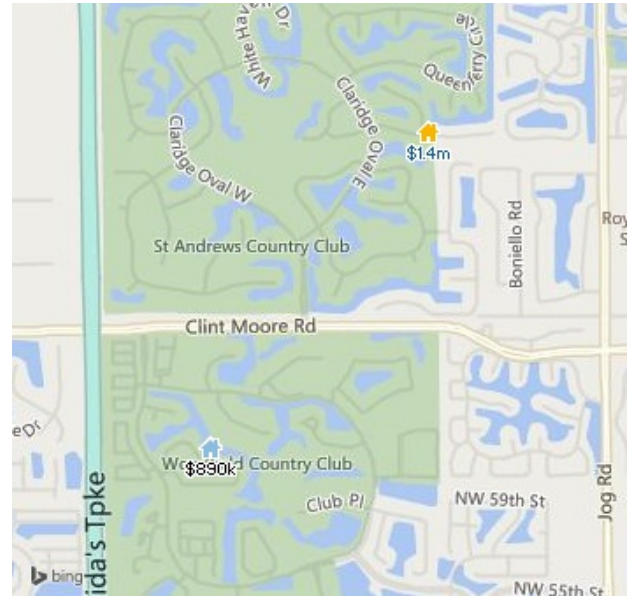
⬆️ RVM® Change
 Last 12 Months: **44.18%**

Home Facts

	Public Facts	Listing Facts
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Detached
Bedrooms	–	7
Total Baths	8	11
Full Baths	8	9
Partial Baths	–	2
Living Area (sq ft)	10,515	10,515
Lot Size	1.13 acres	1.2 acres
Lot Dimensions	1.13 AC	–
Garage	Yes	–
Garage (spaces)	4	4
Pool	Yes	Yes
Year Built	1999	1999
Roofing	Tile	Barrel
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

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

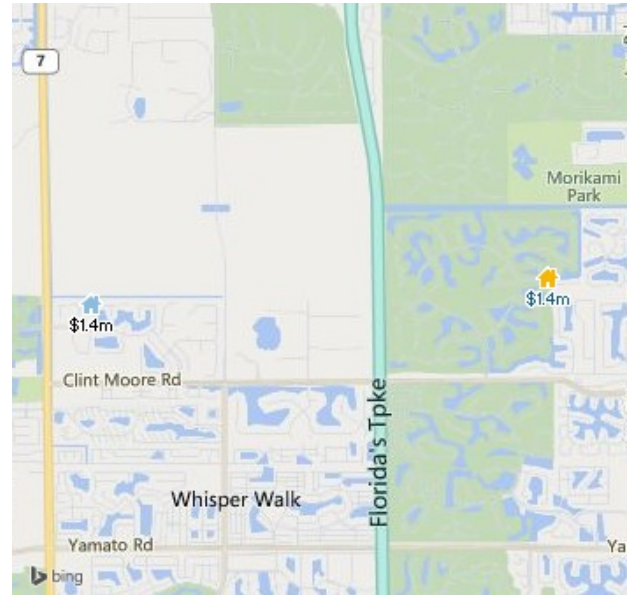
Public Facts

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

Recommended Pricing Strategy

	Active Listings	Distressed	Expired Listings	Pending Sales	Sold
Lowest Price	\$899,000	\$795,000	\$750,000	\$589,900	\$995,000
Median Price	\$1,517,000	\$1,857,425	\$1,262,500	\$1,472,000	\$1,944,500
Highest Price	\$2,100,000	\$2,480,000	\$4,995,000	\$2,300,000	\$3,950,000
Median Price Per Sq. Ft.	\$266	\$295	\$296	\$284	\$290
Days in RPR	8	138	286	167	435

Comparable Sold Property Price Analysis

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$229,900	\$128
Median Price	\$995,000	\$181
High Price	\$3,950,000	\$498

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