

## The Addison Real Estate Masterpiece Public Pricing® Opportunity

Limited Opportunity!! Listed well below comparables!! Phase 1 of Public Pricing® is done!!

Property priced at **\$895,000** while similar units are listed for \$1.6MILLION!!



### “RARE REAL ESTATE OPPORTUNITY”

Welcome to the Addison, a privileged lifestyle and resort style living.

This 6<sup>th</sup> floor custom designed home offers sweeping ocean and city views.

With 3,000 total square feet, this beautiful three bedroom is filled with the finest finishes with no detail overlooked. With new impact windows, the living room, dining room and granite custom bar overlook the Gold Coast beachfront. You'll enjoy a completely remodeled chef's paradise kitchen offering teak wood cabinets, granite countertops, Wolf appliances, and uniquely designed storage space. The master bedroom encompasses adjoining second bedroom as sitting room/office with his and hers bathrooms and outfitted closets.

The Addison's residents enjoy food and bar service poolside, oceanside with cabana service or in the Café. With unsurpassed amenities such as a professional on-site management, 24-hour security, concierge service, men's & women's spa and a NEW state-of-the-art fitness center, residents truly experience a Resort Style Atmosphere. Residents of the Addison are invited to join the prestigious Boca Raton Resort and Club which is less than a mile away and enjoy golf, tennis, dining and so much more!

The Addison's convenient location provides residents to a wealth of shopping, dining, entertainment and recreational options. Beautiful beaches and Mizner Park are just minutes from your minutes from your door. The Addison is located between Ft. Lauderdale and Palm Beach International Airports, and only a short drive to the Boca Raton Private Executive Airport.



**VISIT [PUBLICPRICING.COM](http://PUBLICPRICING.COM) OR CALL 561-922-9727 FOR MORE INFORMATION**

## Room by Room UPGRADES!!

### LOBBY

- New Flooring
- New Walls
- Additional Outlet

### Foyer

- Floor lighting
- Mirrored entrance hall
- Mirrored ceiling

### Powder Room

- Custom Sink
- Special Water Closet
- Custom Bookends for guest towels & knobs for the sink

### Living Area

- Reconfigured living room and dining room, now whole east area overlooks the ocean
- Mirrored the north walls
- Wood flooring
- Recessed lighting in living and dining area
- Custom granite wrap around bar with pull out drawers
- Soffits in living and dining area

### Kitchen

- Completely remodeled
- Teak cabinetry
- Wolf microwave, oven and warming drawer
- Pull out closets and pantry
- Central vacuum
- Wine storage
- Dishwasher, top and bottom loader
- 9 additional drawer space (kick-plate pull out drawers)
- Extra granite counter space flow to ocean view
- Additional lighting (Porthole lights, Ceiling storage with lights)

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- Additional electrical outlet for printer/computer station
- Copper trims

#### **Laundry Room**

- Cabinetry and Counters match kitchen design
- Wood flooring

#### **Guest Bedroom**

- Custom built ins
- Custom built ins for head boards and night stand

#### **Master Bedroom**

- Custom globe lights on wall
- Custom closets
- Built-in wall in dressing area
- Floor to ceiling Built-in in master hallway

#### **Master Bathroom**

- Whirl pool tub
- Extra space behind tub
- Extra counter space
- Extra cabinet in water-closet
- Gold wall paper with REAL leaves

#### **Sitting room (or Middle Bedroom)**

- Custom built-in for storage and computer work station
- Separate second His/Hers Master Bath

List Price: \$ 895,000

# Residential Full Report



MLS#: R3251725      St: Price Change      Type: RES      Rang.P:  
 Area: 4170      GEOArea: PB01      Sub Type: C      Orig. LP:\$ 710,000  
 Address: 1400 S Ocean Blvd # N-605  
 City: Boca Raton      Zip Code: 33432 - 8250  
 County: Palm Beach      Zoning: RES

Tax ID (Realist): 06434732230010605  
 Legal: Addison On Ocean In Boca Raton Condo Lot: Blk., Lot SqFt: Frontage: Depth:

Subdivision: ADDISON  
 Development: ADDISON  
 Model Name: CUSTOM DESIGN 3BRM  
 Lot Size:      Front Exp: E  
 Waterfront: Y      WTR Frontage:      Garage: 1.0  
 Dock#:      Parking Space:      Carport:  
 Virtual Tour: <http://www.youtube.com/watch?v=gOQG-TOy0k0>      Priv Pool: N

Short Sale: N      Short Sale Add:      **Hrdshp Pack:**      **Multi Offers Acctpd:**

Living Rm: 24 x 15	Den:	Master BR: 20 x 12	Liv SqFt: 2,792	BR: 3
Kitchen: 21 x 11	Family Rm:	Bedroom 2: 12 x 12	Tot SqFt: 3,144	FB: 3
Dining Rm: 15 x 14	Florida Rm:	Bedroom 3: 19 x 12	Guest Hse:	HB: 1
Dining Ar:	Patio/Balc: 30 x 6	Bedroom 4:	Yr Built: 1985/ Resale	<b>FANS:</b>
Utility: 8 x 5	Porch:	Bedroom 5:	Pool Size:	Pets: R

Bldg#: 1400	Unit Flr#: 6	Land Lease:	Mobile Home Size:
Floors/Bldg: 16		Rec Lease:	Decal#:
Units/Bldg: 84		Min Days/Leases:	Serial#:
Units/Complex: 169		Lease Times/Yr:	Brand Name:
Governing Bodies: CONDO		Application Fee: \$100	Tax Year/Amt: 2010/ \$11613
HOA: M/ \$2,136 / MON		Mbrshp Equity:	Spec Asmt: N
Dir: A1A SOUTH OF CAMINO REAL ADDISON ON LEFT NORTH BLD			
LO: 606589	DeFalco Real Estate Group	561-922-9727	X:
LA: 63003661	Fred DeFalco, P.A.	561-352-9406	Fx: 561-391-3911
CLA:			Cell Phone: 561-391-4141
			LD: 01/01/12
			XD: 06/01/12

Compensation: NonRep: 2.5%      Buyer Agt: 2.5%      Trans Brk: 2.5%      Bonus:  
 LA E-mail: [manny@defalco.com](mailto:manny@defalco.com)      Dual/Var Rate: Y      List Type: ER  
 Owner: Withheld      Owner Phone:      List Off Agency: TRANBK  
 LIMITED OPPORTUNITY!! LISTED WELL BELOW COMPARABLES!! PHASE 1 OF PUBLIC PRICING IS DONE!! PROPERTY PRICED AT \$895K!! SIMILAR UNITS LIST FOR \$1.6MILLION!! FIRST CONTRACT AT \$895K WINS PROPERTY!! **CALL MANNY GUTIERREZ FOR DETAILS 561-352-9406**      Public: LIMITED OPPORTUNITY!! LISTED WELL BELOW COMPARABLES!! PHASE 1 OF PUBLIC PRICING IS DONE!! PROPERTY PRICED AT \$895K!! SIMILAR UNITS LISTED FOR \$1.6MILLION!! FIRST CONTRACT AT \$895K WINS PROPERTY!!

Design: 4+ FLOORS,	View: OCEAN, CITY
Const: CBS	WtrFrnt: OCEAN FRONT
Unt Desc: INTER HALLWY	Secur: GATE-MANNED, DOORMAN, LOBBY
Roof: CONCRETE	Mmbrsh:
Floors: CARPET, WOOD, MARBLE	Cool: CENTRAL
Frnsh: UNFURNISHED, FURN-NEG	Heat: CENTRAL
Dining: FORMAL, DIN-LIV, EAT IN KITCH	Utilities: PUBLIC WATER, PUBLIC SEWER, CABLE
Gst Hse:	Boat Service:

MBR/MBath: SEPSHOWER, SEPBATH, DUAL SINKS , 2 MST BTHS	Spec Info:
Rooms: FAMILY, UTIL-LNDRY, STORAGE	Restrctn INTERVW REQ, NO LSE 1ST Y, PET RESTR , LT 20 LB PET
Window/Trmts: SLIDING, HURRICANE	
FeelIncl: COMMON AREA, MAINT-EXTR, LAWN CARE PEST CONTROL POOL SERVICE TRASH REMOVL PARKING SECURITY MANAGER INSUR-BLDG CABLE MGMT FEES	
Equip/Apppl: WASHER, DRYER, REFRIGERATOR, RANGE, DISHWASHER, DISPOSAL, ICE MAKER, MICROWAVE, SMOKE DETECT, INTERCOM, CNTRL VAC, WALL OVEN	

Private Pool:  
 Parking: BLDG GAR, ASSIGNED, GUEST  
 Lot Desc:  
 MH Features:  
 Subdv Info: POOL, CLUBHOUSE, ELEVATOR, LOBBY, EXER ROOM, EXT STORAGE, LIBRARY, SAUNA , SPA- HOT TUB , TRASH CHUTE , BILLIARDS  
 Interior: ROMAN TUB, WLK IN CLOS, BLT IN SHEL, PANTRY, FOYER, WET BAR, CUST MIRR, W/D HOOKUP  
 Exterior: COVRD BAL, SHUTTERS  
 Show: CALL LA, APPT ONLY  
 Poss: AT CLOSE, FUNDING

Taxes: CITY / CO	DOM: 60
Terms: CASH, CONVENTIONAL	CDOM: 60
Byr Orig:	
Pending Date:	Closing Date:
Type of Contingencies:	SP:
	Selling Agent:
	Selling Office:

### Addenda Remarks:

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