

Residential Full Report

17906 Aberdeen Way, Boca Raton, FL 33496

List Price: \$725,000

MLS#: RX-10399216

St: Active

Type: Single Family Detached

Orig LP: \$725,000

Range Price:

List Price/SqFt: 163.88

Area: 4650

Geo Area: PB03

County: Palm Beach



Legal Desc: ST ANDREWS COUNTRY CLUB PL 3 LT 191

Subdivision: ST ANDREWS COUNTRY CLUB 3

Development Name: ST ANDREWS COUNTRY CLUB

Model: Custom **Parcel ID:** 00424633030001910 **Front Exp:** N
Name: Home **Waterfrontage:** **Garage Spaces:** 3
Waterfront: Yes **Multiple Ofrs Acptd:** Yes **Carport Spaces:**
Lot: .45/ **Taxes:** 12,662 **Private Pool:** Yes
Dimensions: acre **Tax Year:** 2017 **Hardship Package:** Complete
Lot SqFt: 19,411 **Special Assessment:** Yes **REO:** No
HOPA: No **Dock:** **Short Sale:**
Zoning: RT **Membership Fee Required:** Yes **Addendum:** Yes
Membership Fee Amount: 135,000 **Short Sale:** Yes
Elementary School: Calusa Elementary School **Owner/Agent:** No
Middle School: Omni Middle School
High School: Spanish River Community High School

Virtual Tour:

Living Room	20 X 19	Den	14 X 13	Master Bedroom	23 X 15	LivSqFt: 4,424	Bedrooms: 4
Kitchen	17 X 14	Family Room	X	Bedroom 2	16 X 12	SqFt - Total: 5,993	Baths - Full: 5
Utility Room	X	Patio/Balcony	X	Bedroom 3	14 X 12	SqFt Source: Tax Rolls	Baths - Half: 1
		Loft	X	Bedroom 4	11 X 10	Guest Hse:	Baths - Total: 5.1
		Porch	X			Yr Built: 1990	Pets Allowed: Yes
						Builder Name:	
						Built Desc: Resale	

HOA/POA/COA (Monthly): 609	Bldg #:	Land Lease:	Mobile Home Size:
Governing Bodies: HOA	Total Floors/Stories: 2	Recreation Lease:	Decal #:
Homeowners Assoc: Mandatory	Total Units in Bldg:	Min Days to Lease:	Serial #:
Lease Times p/Year:	Ttl Units in Complex:		Brand Name:
Application Fee: 150	Unit Floor #:		Total Assessed Value:
	Membership Fee Amount: 135,000		

Auction: No
 Directions: THIS APPROVED SHORT SALE OPPORTUNITY IS LOCATED IN St Andrews Country Club on Clint Moore Rd 1 mile west of Jog Rd. MEMBERSHIP IS REQUIRED, SEE ATTACHMENTS FOR INFORMATION.

Showing Instructions: See Brokers Remarks

LO: 606589	DeFalco Real Estate Group	561-391-4141	
LM: 63003661	Fred DeFalco	561-702-3757	fred@defalco.com
Com/BuyerAgt: 2.5%	Comm/Non-Rep: 2.5%	Trans Brk: 2.5%	Bonus:
Var/Dual Rate: Yes	List Type: Ex Rt	List Off Agency: Transaction Broker	LD: 01/23/2018
Owner Name: B. Marks			XD: 01/23/2021

Broker Only Remarks: Before writing a contract please call Listing Agent to fully understand what needs to be submitted and the process. Numerous inspections have been performed and will be made available to a purchaser. The contract must be 3 business days only for right to cancel. It must be an all cash offer with no conditions and a 10% deposit. Proof of funds need to be submitted with the contract.

Any Broker Advertise: Yes

Design: < 4 Floors; Contemporary

Construction: CBS

Unit Desc:

Flooring: Carpet; Laminate; Marble

Furnished: Furnished; Furniture Negotiable

Dining Area: Breakfast Area; Dining Family; Eat-In Kitchen

Master Bedroom/Bath: 2 Master Baths; Bidet; Mstr Bdrm - Ground; Mstr Bdrm - Sitting; Separate

Shower; Separate Tub; Whirlpool Spa

Lot Description: 1/4 to 1/2 Acre

Private Pool: Heated; Inground; Spa

Storm Protection:

Restrict: Lease OK w/Restrict

Rooms: Cabana Bath; Den/Office; Family; Laundry-Inside; Media; Pool Bath; Recreation

View: Golf; Lake; Pool

Waterfront Details: Lake

Cooling: Central; Electric; Zoned

Heating: Central; Electric; Zoned

Security: Burglar Alarm; Gate - Manned; Security Patrol

Membership: Club Membership Req; Equity Purchase Req;

Golf Equity Avlbl

Utilities: Cable; Public Sewer; Public Water

Special Info: Disclosure; Sold As-Is

Terms Considered: Cash

Parking: Drive - Decorative; Driveway; Garage - Attached;

Street

Roof: S-Tile

Taxes: County Only

Equestrian Features:

Equip/App:Auto Garage Open; Central Vacuum; Dishwasher; Dryer; Freezer; Generator Whle House; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec

SubdivInfo:Basketball; Clubhouse; Exercise Room; Game Room; Golf Course; Pool; Tennis

Interior:Bar; Closet Cabinets; Ctdrl/Vault Ceilings; Pull Down Stairs; Split Bedroom; Volume Ceiling; Walk-in Closet

Exterior:Auto Sprinkler; Covered Patio; Deck; Open Balcony; Screen Porch; Screened Patio

Maintenance Fee Incl: Cable; Common Areas; Security; Sewer

Original List Price: \$725,000

Days On Market: 0

Cumulative DOM: 310

Sold Price:

Sold Price Sqft:

Under Contract Date:

Selling Office:

Terms of Sale:

Sold Date:

Selling Agent:

Public Remarks:APPROVED SHORT SALE!!! THE \$725,000 SALE JUST FELL THROUGH DUE TO INSPECTIONS, Negotiations are in the process with lender of reducing the approved \$725,000 sale price/list price by \$50,000 to \$75,000 to match repairs needed as per the inspection report estimated at \$50,000 - \$75,000. ANY OFFERS WILL HAVE TO BE ALL CASH, 10% DEPOSIT, PROOF OF FUNDS TO CLOSE, 3 BUSINESS DAY FREE LOOK/INSPECTION PERIOD ONLY. SEE THE POSTED WALK THROUGH VIDEO, COUNTRY CLUB REQUIREMENTS BEFORE CALLING FOR A SHOWING. THIS COUNTRY CLUB IS THE FINEST IN THE COUNTRY AND THE INITIATION COST AND DUES ARE PRICED ACCORDINGLY. IF YOU WANT THE FINEST GOLF AND FINEST AMENITIES, AND HAVE DEEP POCKETS, THIS IS THE CLUB YOU WANT. THIS HOME IS NOT FOR THE SHY, IT IS AN OPPORTUNITY TO GET A FABULOUS HOUSE AT A FABULOUS PRICE.

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