

STEPHEN J. ENGASSER

RE1 - SINGLE FAMILY RESIDENTIAL

Southeast Florida MLS

ML: F1037030 BC: PAMH01 OF: Palmhomes LLC

AR: 4630 SH SALE: N

REO: N STATUS: A

AD: 6623 CAPISTRANO BEACH TR

CITY: DELRAY

RP: LLP:

LP: \$435,000

CT: PALMBCH F#: 00424610120005390 ZIP: 33444-6566

GEOAR: PB09

ZN: RES

STYLE: R30

#1: 16

LG: VALENCIA PALMS PL 6

MC: 0 TN: 4246 SE: 10 SD: 12 PN: 5390 MAP: 000 ST: FL TYPE: / SINGLE

DV: Valencia Palms SN: VALENCIA PALMS PL 6 MN:

LA: 2,385 TA: 2,975 YR: 2006/ RS CONV: N BED: 4 FBATH: 2 HBATH: 1

GARAG: 2/ ATT CPT: 0 WF: FACE: S FS: U

PARK: DRIVEWAY PAVERS PARK RESTR: NORVBOAT NOTRCTRL

LT: SF/FF: 0 LOTDS: 0-1/4ACR

WTRFR: N VIEW: GARDEN

WTRAC: DESGN: DETACH/ 1STORY ES:

CONST: CBS ROOF: S-TILE MS:

FLOOR: CERAMIC CARPET WOOD DINE: BREAKAR FORMAL SNACKBAR HS:

ROOMS: DEN FAMILY UTIL-LAU

POOLS: N PL: SPA:

REM: >>> REDUCED \$65,000 FOR QUICK SALE! <<< THIS HOME IS STUNNING AND IN MINT CONDITION! CROWN MOLDING THROUGHOUT LIVING AREAS, NEW WOOD FLOORING IN BEDROOM / OFFICE. GRANITE COUNTER TOPS IN KITCHEN, JACUZZI TUB IN MASTER BATHROOM, CUSTOM BUILT WALL UNIT IN OFFICE. THIS HOME IS THE FIRST ONE ON THE LIST TO SEE WHEN YOU VISIT VALENCIA PALMS. COMMUNITY FEATURES INCLUDE, LARGE COMMUNITY POOL, SAUNA, STEAM ROOM, CLUB HOUSE AND COMPUTER ROOM. 24 HR. GUARD GATED. 55+ COMMUNITY. THIS HOME IS IN MINT CONDITION.

DIR: JOG RD. JUST NORTH OF LAKE IDA TO VALENCIA PALMS ON WEST SIDE OF ROAD. AFTER GUARD TURN LEFT & FOLLOW AROUND TO VENICE BEACH PT. THEN LEFT AGAIN ONTO CAPISTRANO BEACH TRAIL. HOME ON YOUR LEFT.

BRK-REM: 55+ COMMUNITY - CALL AGENT FOR SHOWING AT 954-510-7764. Email all offers to [StephenEngasser@Helloworld.com](mailto:StephenEngasser@Helloworld.com)

LV: DR: DA: KT: FR: FL: PR: MB: 2B: 3B: 4B: 5B: DN: PB:

BEDRM: ENTRYLVL UR: CF: 5

MSBTH: DUALSINKS SPTUB&SHW WHRLPLSPA PETS: Y/ NON

INTER: BUILT-INS CLOS-CAB COOKISLAN CUSTMIRR FOYER VOLUMCEIL WALKCLOS

EQUIP: WASHER DRYER AUTOGRDR DISHWASH DISPOSAL ELECWHTR MICRO RANGE-E REFRIG SECLEASE SMOKEDET

WNDW: BLINDS RESTR: OTHER HOPA: V

EXTER: LIGHTING PATIO SHUTTERS

GUEST: GUEST SQ FT: 0

SUBDV: CLUBHOUSE EXERCISE POOL MAINT: INCLCABLE INCLCOMON INCLRECRE

HEAT: CENTRAL SPRINK: AUTO CABLEAVL: Y

COOL: CENTRAL CEILFAN WTR: MUNICIPL SEWER: MUNICIPL

TRMCONS: CONV ASSUME: DAV/SOH: \$299,200

MPR: N TOA: H FEE: \$412.00/ M DMV/ASV:

TX: \$5,553 TXYR: 2008 TAX: HOMESTEAD TM:

SPEC: ADVERTOK AS-IS POSS: FUNDING IDX: Y

LPID: 3060125 LS: Stephen Engasser APH: 954-510-7764 OPH: 561-202-8929 x 0

2PID: 0412886 2A: Jerry Charles 2AG: 954-753-4755 FAX: Use Email

LTY: ER ON: STEPHEN M. GOLDSTEIN ON#: 954-551-1987 2PH:

URL: [www.MrFloridaHomes.com](http://www.MrFloridaHomes.com) PHOTO: 1PLUS WD:

EMAIL: [StephenEngasser@HelloWorld.com](mailto:StephenEngasser@HelloWorld.com) VT:

COBA: 3.0% COTB: 3.0% CONR: 3.0% VAR: N JA: N BRD: F

OCCUP: OWNER SHOW: CALL-LA LD: 10/31/09 XD: 04/30/10

PREV STATUS: STATUS CHNG: OK ADV: Y L1:

PREV\$: \$500,000 PRICE CHNG: 10/31/09 ORIG LP: \$500,000 L2:

INet: Y/ { { { MINT CONDITION } } } Don't wait...this home is the lowest of it's kind in Valencia Palms. Call today before it's G-O-N-E!

MOBILE HOME DECAL: SZ: S#: BRAND:

FEEINCL: MISC:

PD: CONTING: DM: FURN: CD: SP:

ECD: CB: SPID: SS: S1:

TR: SC: SPID2: SS2: S2: