



MLS#: RX-10505763

St:

Type: Villa

Orig LP: \$6,399,000

Range Price:

List Price/SqFt: 1,006.44

Area: 4150

Geo Area: PB01

County: Palm Beach

Legal Desc: VILLAS AT HIGHLAND BEACH CONDO UNIT A

Subdivision: VILLAS AT HIGHLAND BEACH CONDO

Development Name: VILLAS AT HIGHLAND B

Model Name:	Parcel ID:	24434633440000010	Front Exp:	E
Waterfront: Yes	Waterfrontage:	76	Garage Spaces:	4
Multiple Ofrs Acptd:			Carpport Spaces:	
Lot SqFt: 27,149	Taxes:	54,010.1	Private Pool:	Yes
No	Tax Year:	2018	REO:	No
HOPA: Hopa	Special Assessment:	No	Short Sale Addendum:	No
Zoning: RML(c)	Dock:		Short Sale:	No
	Membership Fee Required:	No	Owner/Agent:	No
	Middle School:	Boca Raton Community Middle School		
	High School:	Boca Raton Community High School		

Virtual Tour:

Dining Room	25 X 19	Den	25 X 16	Bedroom 2	14 X 13	LivSqFt: 6,358	Bedrooms: 5
Dining Room	16 X 8	Family Room	25 X 19	Bedroom 3	15 X 13	SqFt - Total: 6,358	Baths - Full: 5
Kitchen	19 X 17	Porch	43 X 20	Bedroom 4	14 X 14	SqFt Source: Owner	Baths - Half: 2
Living Room	26 X 16			Master Bedroom	22 X 18	Guest Hse:	Baths - Total: 5.2
Utility Room	9 X 6					Yr Built: 2012	Pets Allowed: Yes
						Builder Name:	

HOA/POA/COA (Monthly): 4,200	Bldg #:	Land Lease:	Mobile Home Size:
Governing Bodies: HOA	Total Floors/Stories: 3	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: 100	Unit Floor #:		Total Assessed Value:
	Membership Fee Amount:		

Auction: No

Directions: The property is located on the beach in between Spanish River BLVD & Linton BLVD on South Ocean BLVD. 3511 S Ocean BLVD

Showing Instructions: 24 Hour Notice; LA Must Accompany; See Brokers Remarks

LO: 607371	Prestigious Homes Realty	561-392-2450	
LM: 63008620	Ronald Schwartzman	561-392-2450	prestigiousboca@aol.com
Com/BuyerAgt: 3%	Comm/Non-Rep: 3%	Trans Brk: 3%	Bonus: LD: 02/18/2019
Var/Dual Rate: No	List Type: Ex Rt	List Off Agency: Transaction Broker	XD: 08/18/2019

Owner Name: BATOFF JERALD S; BATOFF JERALD

Broker Only Remarks: For info and showings contact Jerry at 561-397-3642 email offers to 3511SouthOcean@gmail.com . accepted contract must be sent to broker at Prestigiousboca@aol.com. All info in listing was provided by owner and should be verified by buyer and agent.

Any Broker Advertise: No

Design: < 4 Floors; Contemporary

Construction: CBS

Unit Desc: Penthouse

Flooring: Marble; Wood Floor

Furnished: Unfurnished

Dining Area: Eat-In Kitchen; Formal; Snack Bar

Master Bedroom/Bath: Dual Sinks; Separate Shower; Separate Tub

Window Treatments: Hurricane Windows; Impact Glass

Lot Description: East of US-1

Private Pool: Heated; Spa

Restrict: None

Rooms: Den/Office; Family; Great; Laundry-Inside

Storm Protection: Impact Glass: Complete

Equip/App: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Gas; Refrigerator; Washer; Water Heater - Elec

SubdivInfo: Elevator; Trash Chute

Interior: Built-in Shelves; Cook Island; Elevator; Foyer; Pantry; Split Bedroom; Volume Ceiling; Walk-in Closet; Wet Bar

Exterior: Built-in Grill; Covered Balcony; Open Balcony; Open Patio

Maintenance Fee Incl: Common Areas; Insurance-Bldg; Lawn Care; Maintenance-Exterior; Pest Control; Roof Maintenance; Security; Trash Removal

Original List Price: \$6,399,000

Days On Market: 126

Cumulative DOM: 126

Sold Price:	Sold Price Sqft:	Under Contract Date:
Buyer Office:	Terms of Sale:	Sold Date:
Buyer Agent:		

Public Remarks: Sensational PH condo unit with 90 ft of ocean frontage, over 6,300 sf of living space together with over 5,000 sf private rooftop terrace situated on the ocean. Open floor plan offers ocean front views from the foyer, dining room, kitchen, family room, living room, bar and billiard area, office, and master bedroom and bath. 5 en suite bedrooms including a master suite with his and hers walk-in closets, 2 powder rooms, media room, private glass-walled office, billiard area with exquisite onyx wet-bar. 1,000 bottle temperature-controlled wine room, true chef's kitchen with premium, top-of-the-market Subzero and Wolf appliances. Spacious ocean front balcony with built-in Wolf gas grill, private rooftop terrace with pool. Gated entry, private elevator, four garage spaces.

