

MLS # RX-10619490 - Active



List Price: \$1,000,000
Sold Price: \$
Bedrooms: 3
Bathrooms: 3.1
Garage: 3.0
Pvt Pool: No
Liv SqFt: 3,396
Tot Sq Ft: 4,530
Waterfront: Yes
Wtr Type: Lake
Pets: Yes
Front Exp: South
Year Built: 2013
Short Sale: No
Model: Victoria

Kitchen	16	X	12
Dining Room	15	X	13
Living Room	26	X	21
Master Bedroom	19	X	16
Bedroom 2	16	X	13
Bedroom 3	14	X	13
Den	20	X	17
Patio	24	X	20

Subdivision: THE BRIDGES
Address: 8775 Sydney Harbor Circle
 Delray Beach FL 33446

HOA or Cond: HOA Mandatory
Fee: 616
App Fee: 150

Min Days Lease:
Special Asmt: No
Units/Complex: 596

This lake front Victoria model features approximately \$200,000 in builder and after market upgrades. With 3 bedrooms, a club room and 3.5 bathrooms the original floor plan includes a 3-car garage. The 3rd garage space has been converted into a large office which can be easily reverted to the original configuration. A full list is available upon request but a few special upgrades include marble floors in living areas and engineered wood in the master bedroom, a gourmet kitchen, crown molding, built-in wall units, "California Style" closet systems in the master suite, tons of recessed lighting, and high end window treatments and light fixtures. The Bridges features a 17,000 sq. ft. clubhouse a resort style pool, 6 Har-Tru tennis courts, a fitness center, The Grille restaurant and more.

Construction:	CBS	View:	Lake
Flooring:	Marble; Wood Floor	Restrict:	Buyer Approval; Interview Required; Lease OK; Lease OK w/Restrict
Furnished:	Furniture Negotiable	Taxes:	City/County; Homestead
Roof:	S-Tile	Special Info:	Sold As-Is
Security:	Burglar Alarm; Fence; Gate - Manned; Security Patrol; Security Sys-Owned	Rooms:	Convertible Bedroom; Den/Office; Great; Laundry-Inside
Dining Area:	Breakfast Area; Eat-In Kitchen; Formal	Lot Description:	1/4 to 1/2 Acre; Sidewalks
Master:	Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub		
Included:	Auto Garage Open; Dishwasher; Disposal; Dryer; Fire Alarm; Freezer; Microwave; Range - Gas; Refrigerator; Wall Oven; Washer; Water Heater - Gas		
Subdiv. Amenities:	Basketball; Bike - Jog; Café/Restaurant; Clubhouse; Community Room; Exercise Room; Game Room; Lobby; Manager on Site; Pool; Sidewalks; Spa-Hot Tub; Street Lights; Tennis		
Exterior Features:	Auto Sprinkler; Covered Patio; Open Patio; Room for Pool; Zoned Sprinkler		
Interior Features:	Closet Cabinets; Cook Island; Foyer; French Door; Laundry Tub; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet		
Maint. Includes:	Common Areas; Lawn Care; Management Fees; Manager; Security		



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