

Presented by: **Mark J. Loewenberg**
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Address: 13330 MALLARD CREEK

MLS# R2800391 PID: 00414127010020450 List Price: \$ 1,175,000



MLS#: R2800391 St: Price Change Type: RES Rang. P:
 Area: 5550 GEOArea: PB27 Sub Type: S Orig. LP: \$1,275,000
 Address: 13330 MALLARD CREEK
 City: Palm Beach Gardens Zip Code: 33418 - 8601
 County: PALM BEACH Zoning: Ar
 Parcel: 00414127010020450
 Legal: Caloosa Lot:45 Blk:2, Lot SqFt:229561 Frontage: Depth:

Subdivision: CALOOSA
 Development:
 Model Name:
 Lot Size: 5.27 Front Exp: NE
 Waterfront: N WTR Frontage: Garage:
 Dock#: Parking Space: 2+ Carport: 2
 Virtual Tour: <http://www.homepix.tv/D19/13330mallardcreekslide?U> Pool: Y

Living Rm:	21 x 19	Den:	14 x 12	Master BR:	20 x 17	Liv SqFt:	3,978	BR:	5
Kitchen:	16 x 14	Family Rm:	22 x 25	Bedroom 2:	23 x 13	Tot SqFt:	5,107	FB:	4
Dining Rm:	14 x 14	Florida Rm:		Bedroom 3:	13 x 12	Guest Hse:		HB:	1
Dining Ar:	13 x 13	Patio/Balc:		Bedroom 4:	13 x 12	Yr Built:	1998/		
Utility:	12 x 7	Porch:		Bedroom 5:	13 x 12	Pool Size:	30 x 15	Pets:	Y

Governing Bodies: HOA Application Fee: Tax Year/Amt: 2006/ \$8,411 Spec Asmt: N
 HOA: M/ \$375 / QTR Mbrshp Equity: Poss: AT CLOSE

Design: MULTI-LEVEL WtrFrt: CAN WID 1-80
 Const: CBS , FRAME , ALUMSIDE View:
 Frnsh: UNFURNISHED Pool: INGROUND, CHILD GATE, EQUIP INCL
 Unt Desc:
 Interior: CAT/VAU CEIL, VOL CEIL, FOYER, FRENCH DOOR, FIREPLACE, W/D HOOKUP, SPLIT BEDRMS, ROMAN TUB , WLK IN CLOS , BLT IN SHEL , PANTRY , WET BAR

Rooms: FAMILY, DEN, MAID/IN-LAW , CABANA BATH , UTIL-LNDRY

MstBB: SEPSHOWER, SEPBATH, DUAL SINKS , MST BR GRND

Dining: FORMAL, BREAK AREA

Floors: CARPET, CERAMIC TILE, OTHER

Equip: WASHER, DRYER, MICROWAVE, SMOKE DETECT, WTR SOFT OWN, WALL OVEN, REFRIGERATOR, RANGE , DISHWASHER , ELEC WTR HTR . DISPOSAL , ICE MAKER

Lot De: 5-10 ACRES

Exter: DECK, SHED, FENCE, SHUTTERS, EXTRA BLDG, OUTDR SHOWER, ZONED SPRINK, AUTO SPRINK , STABLE

FeeIncl: COMMON AREA, SECURITY, MANAGER

Restr: NONE

Secur: CENTRAL, ZONED

Mmbrsh: CENTRAL, ZONED, ELECTRIC

Boat Sv:
 Gst Hse:
 Parkg: ATT CARPORT, 2 + SPACES
 Taxes: COUNTY ONLY

Roof: COMP.SHINGLE
 Spec:
 Wndw/Trmts: BLINDS, DRAPES

Util: ELEC AVAIL, WELL WATER, SEPTIC , UNDERGROUND , CABLE

MH Feats:
 Subdv: TENNIS, BIKE - JOG, HORSE TRAILS, BASKETBALL, PICNIC AREA, HORSES PERM

Pend Dt: Clos Dt: CDOM: DOM: 122 Terms: SP:

BEAUTIFUL 5BR/4.5 BATH COUNTRY ESTATE HOME ON 5.27 ACRES IN THE EQUESTRIAN COMMUNITY OF CALOOSA. YOU WILL ENJOY SPACIOUS LIVING WITH FORMAL DINING AND VAULTED GREAT ROOMS THAT OVERLOOK THE HEATED POOL. GRANITE KITCHEN W/ NEWER STAINLESS APPLIANCES. Master on the main AND separate guest quarters on ground floor as well! Additional Features of this beautiful equestrian home are 3 year old roof, Automatic Front Gate, New washer/dryer, High efficiency air conditioner units. Automatic lawn sprinkler system, A 1 year new 4 stall barn with a/c tack room, Cross-FENCED PASTURES, Separate 10x20 airconditioned puppy palace as well as 20x40 enjoyment deck with built-in fireplace. Enjoy country living in a beautiful equestrian home with all the amenities of Urban Living. tep