

Residential Full Report

Address: 300 S Australian Avenue 902, West Palm Beach, FL 33401

MLS#: RX-10325313

St: Contingent

List Price: \$175,000



Area: 5420
Geo Area: PB20
County: Palm Beach
Parcel ID: 74434321260000902
Subdivision: Edge Condo # 1
Development Name: The Edge
Model Name: B1
List Price Sqft: 231.18
Waterfront: No
Waterfrontage:

Type: Condo/Coop
Range Price:
Original List Price: 175,000
Lot Dimensions:
Dock:
Private Pool: No
Baths - Total: 1
Garage Spaces: 1
Membership Fee Required: No

Legal Desc: EDGE CONDO NO ONE UNIT 902

Short Sale: No

Short Sale Add: No

REO: No

Master Bedroom	11.8	X	12.8	Living Room	12.6	X	17.8	Kitchen	7.6	X	13.3
SqFt - Living: 757	SqFt - Total: 825			Guest Hse:	Yr Blt: 2007			Pool Size:			
BD: 1	FB: 1			Baths - Half: 0	Yr Blt Des: Resale			Pets Allowed: Restricted			
Baths - Total: 1	Year Built: 2007			Front Exp: E	Builder Name:						
Owner/Agent: No											

Bldg #: 1
Total Floors/Stories: 15
Total Units in Bldg: 307
Ttl Units in Complex: 307
Unit Floor #: 9

Governing Bodies: Condo
Land Lease:
Recreation Lease:
Min Days to Lease: 60
Application Fee: 150

HOA/POA/COA (Monthly): 524.52
Brand Name:
Mobile Home Size:
Decal #:

Membership Fee Required: No
Serial #:
Tax Year: 2016
Taxes: 3,468.07
Special Assmnt: No

Design: 4+ Floors; Mediterranean
Construction: Concrete; Pre-Cast
Unit Desc:
Flooring: Carpet; Ceramic Tile
Furnished: Furniture Negotiable
Dining Area: Dining-Living
Guest House:
Roof:
Special Info: Foreign Seller; Sold As-Is

Waterfront Details: Lake; None
View: City; Ocean
Private Pool:
Security: Doorman; Entry Card; Lobby; Private Guard; Security Light; TV Camera
Membership:
Cooling: Central
Heating: Central
Utilities: Cable; Electric; Public Sewer; Public Water
Storm Protection: Impact Glass: Complete

Restrict: Buyer Approval; Interview Required; Lease OK; Lease OK w/Restrict; Tenant Approval; Pet Restrictions; Up to 2 Pets
HOPA: No Hopa
Boat Services:
Guest House:
Taxes: City/County
Terms Considered: Cash; Conventional
Mobile Features:
Equestrian Features:

Rooms: Great
Master Bedroom/Bath: Combo Tub/Shower
Window Treatments: Impact Glass
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Bldg; Lawn Care; Maintenance-Exterior; Management Fees; Manager; Parking; Pool Service; Roof Maintenance; Security; Sewer; Trash Removal; Water
Equip/Apppl Included: Dishwasher; Disposal; Dryer; Freezer; Ice Maker; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec
Private Pool:
Parking: Assigned; Garage - Building
Lot Description: West of US-1
Subdiv. Amenities: Billiards; Business Center; Cabana; Clubhouse; Community Room; Elevator; Exercise Room; Extra Storage; Lobby; Manager on Site; Pool; Spa-Hot Tub; Trash Chute
Exterior Features: Cabana; Open Balcony
Interior Features: Ctdrl/Vault Ceilings; Fire Sprinkler; Pantry; Volume Ceiling; W/D Hookup; Walk-in Closet
Showing Instructions: Appointment Only; Call Listing Agent; Combo Lockbox; Vacant
Auction: No

Directions: I-95 to Okeechobee Blvd East to Australian Ave North to destination on your right.
Public Remarks: LARGE CONDO in Resort Style Property with unique floor plans. Condo with 10+ foot ceilings.CITY & OCEAN VIEW. Stainless steel appliances plus washer and dryer.Recently refreshed including new carpet and paint,plus a new "smart thermostat control". FURNITURE ARE NEGOTIABLE. Building Amenities Include: on-site State of the Art Fitness Center, Party Room, Business Center, Jogging Track & More! This Location is walking distance to many things West Palm Beach has to offer near all the action Downtown West Palm Beach - CityPlace. Live on the Water...Without getting Soaked! The Edge is a splendid residence close to CityPlace.

Sold Price: **Sold Price Sqft:** **Days On Market:** 6 **Under Contract Date:** 04/23/2017
Sold Date: **Cumulative DOM:** 6 **Terms of Sale:** **Sell Agent:**
Sell Office: **LO:** 606709 Paradise Properties of FL 561-586-8222
LM: 63111481 Marcel R Beaumont, South Florida Realtor® 954-261-1376 HousesInParadise@aol.com
Com/BuyerAgt: 3% **Comm/Non-Rep:** 3% **Trans Brk:** 3% **Bonus:** No **LD:** 04/17/2017
Var/Dual Rate: No **List Type:** Ex Rt **List Off Agency:** Transaction Broker **XD:** 10/21/2017

Owner Name: FDBR
Broker Only Remarks: VACANT - CALL MARCEL 954-261-1376 or OFFICE 561-586-8222 for instructions. LOCKBOX @ The Edge lobby.
Any Broker Advertise: No
 SHOWING INSTRUCTION. LOCKBOX @ EDGE'S LOBBY/LOCKBOX # 4319 VACANT

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