

BOCA RATON, FLORIDA 33487



A wonderful place to live for sale on quiet street in East Boca, east of Federal Highway, six houses from the Intracoastal Waterway. A pool house with three bedrooms three baths and a bonus room or fourth bedroom off the patio. Located in Bel Marra neighborhood without any HOA fees. A great home for entertaining or just kicking back and enjoying the mild wonderful weather of south Florida.

Owner's photos of Egret
in front yard





Enter the Florida lifestyle in a ready-to-move-in home with close-by beaches, shopping, & great restaurants in Boca and Delray Beach



Plus, deep sea fishing, golfing, scuba diving, biking, boating and more!



With Annual Boca Beach Permit of \$55, enjoy the beautiful, uncrowded and well-maintained Boca beaches every day!

Or stay home and enjoy your perfectly private pool and patio!



Open living dining area



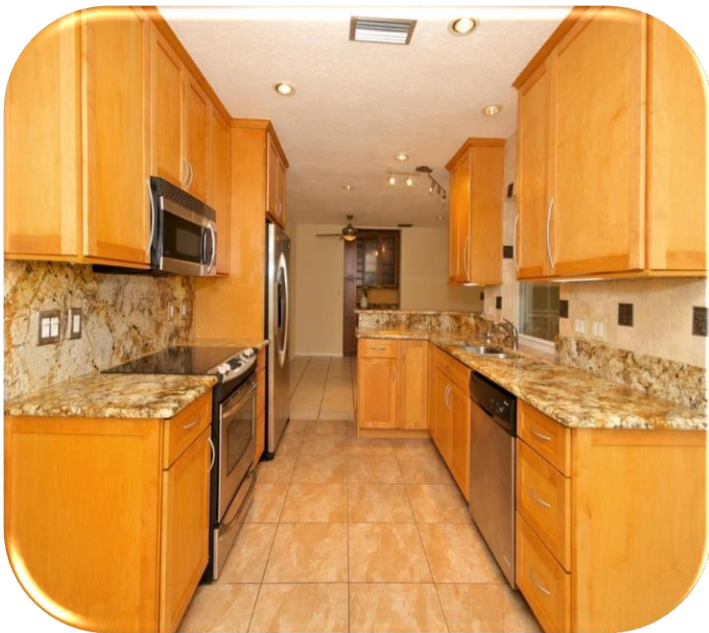
Large living room with southern exposure

Contact 561-542-4495 between 11 AM and midnight EDT for additional information



Dining with view of pool

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Updated Kitchen:

- Granite counters and backsplash
- Tall cabinets for extra storage
- GE Glass cooktop
- GE Advantium oven
- Customized Cabinets
- Deep stainless-steel double sink
- Under-cabinet lighting
- Recessed ceiling lights





Extra Storage in Family Room

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MASTER BED & BATH WITH DOOR TO POOL AND WALK-IN CLOSET



BONUS BEDROOM OFF FAMILY ROOM WITH SLIDING GLASS DOORS TO PATIO AND POOL



SECOND BEDROOM AT BACK OF HOUSE



THIRD BEDROOM



PLENTY OF BATHROOMS FOR GUESTS

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Patio off master bedroom, dining, and family rooms



Backyard



LARGE TWO-CAR GARAGE WITH WORK BENCH, WITH HURRICANE-RATED DOORS

Hurricane shutters for all windows and accordion hurricane shutters for patio doors. Seller lived in house during three hurricanes between the 2004 and 2005 seasons and witnessed this house is well protected by its hurricane shutters and hurricane rated doors.

Roof is concrete barrel type installed in 2002. Attic has radiant reflective barrier and new roof insulation to reduce energy costs. Simonton tilt sash windows easy to clean with double hung opening for mild winter days and nights.



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