

Area: 5020 - Jupiter/Hobe Sound (Martin County) - South of Bridge Rd  
 Geo Area: PB32



Legal Desc: ISLAND BEACH REVISED PLAT 2 S 15' OF LOT 209 BLK 85 & LOT 210 & 211 (LESS S40 BLK 86)

Subdivision: ISLAND BEACH PLAT 2

Development Name:

<b>Model Name:</b>	<b>Parcel ID:</b>	353842009085020907	<b>Front Exp:</b>	W
<b>Waterfront:</b> Yes	<b>Waterfrontage:</b>	200'	<b>Garage Spaces:</b>	2
	<b>Multiple Ofrs Acptd:</b>		<b>Carport Spaces:</b>	
	<b>Taxes:</b>	103,150	<b>Private Pool:</b>	Yes
<b>Lot Dimensions:</b> 200.5 ft x 333.5 ft	<b>Tax Year:</b>	2015	<b>REO:</b>	No
<b>Lot SqFt:</b> 66,859	<b>Special Assessment:</b>	No	<b>Short Sale Addendum:</b>	No
<b>HOPA:</b> No	<b>Dock:</b>	No	<b>Short Sale:</b>	No
	<b>Membership Fee Required:</b>	No		
<b>Zoning:</b> Jupiter Island				

**Elementary School:** Hobe Sound Elementary School  
**Middle School:** Murray Middle School  
**High School:** South Fork High School

Virtual Tour:

<b>Living Room</b>	27'8" X 18'10"	<b>Master Bedroom</b>	16'6" X 16'10"	<b>LivSqFt:</b> 6,156	<b>Bedrooms:</b> 6
<b>Kitchen</b>	20'10" X 15'3"	<b>Bedroom 2</b>	15' X 12'	<b>SqFt - Total:</b> 6,879	<b>Baths - Full:</b> 6
<b>Dining Room</b>	20' X 12'6"			<b>SqFt Source:</b> Floor Plan	<b>Baths - Half:</b> 1
				<b>Guest Hse:</b>	<b>Baths - Total:</b> 6.1
				<b>Yr Built:</b> 1965	<b>Pets Allowed:</b> Yes
				<b>Pool Size:</b> 20'x40'	

<b>HOA/POA/COA (Monthly):</b>		<b>Bldg #:</b>	3	<b>Land Lease:</b>		<b>Mobile Home Size:</b>	
<b>Governing Bodies:</b>	None	<b>Total Floors/Stories:</b>	1	<b>Recreation Lease:</b>		<b>Decal #:</b>	
<b>Homeowners Assoc:</b>	Voluntary	<b>Total Units in Bldg:</b>		<b>Min Days to Lease:</b>		<b>Serial #:</b>	
<b>Lease Times p/Year:</b>		<b>Unit Floor #:</b>				<b>Brand Name:</b>	
<b>Application Fee:</b>		<b>Membership Fee Amount:</b>				<b>Total Assessed Value:</b>	

**Auction:** No  
 Directions: Bridge Road East to Jupiter Island, turn south on South Beach Road, go to 25 South Beach Road (which is on the ocean side).

<b>Design:</b> Traditional	<b>View:</b> Ocean
<b>Construction:</b> CBS	<b>Waterfront Details:</b> Oceanfront
<b>Unit Desc:</b>	<b>Cooling:</b> Central; Zoned
<b>Flooring:</b> Marble; Wood Floor; Other	<b>Heating:</b> Central
<b>Furnished:</b> Unfurnished	<b>Security:</b> Wall
<b>Dining Area:</b> Formal	<b>Utilities:</b> 3-Phase Electric; Public Sewer; Public Water; Underground
<b>Guest House:</b> 2 Baths; 2 Bedrooms; Kitchen; Living Room	<b>Special Info:</b> Survey
<b>Master Bedroom/Bath:</b> 2 Master Baths; Mstr Bdrm - Ground; Separate Shower; Separate Tub; Whirlpool Spa	<b>Terms Considered:</b> Cash; Conventional
<b>Window Treatments:</b> Impact Glass	<b>Parking:</b> Drive - Circular; Garage - Building; Garage - Detached; Golf Cart
<b>Lot Description:</b> 1 to < 2 Acres	<b>Roof:</b> Wood Shake
<b>Private Pool:</b> Heated; Inground; Pool Size (W x L): 20'x40'	<b>Taxes:</b> City/County
<b>Restrict:</b> None	<b>Equestrian Features:</b>
<b>Rooms:</b> Laundry-Inside	
<b>Equip/Appl:</b> Auto Garage Open; Dishwasher; Disposal; Dryer; Generator W/le House; Ice Maker; Microwave; Range - Gas; Refrigerator; Washer; Water Heater - Elec; Water Heater - Gas	
<b>SubdivInfo:</b> None	
<b>Interior:</b> Entry Lvl Lvng Area; Foyer; Laundry Tub; Pantry; Roman Tub; Sky Light(s); Volume Ceiling; W/D Hookup; Walk-in Closet; Wet Bar	
<b>Exterior:</b> Auto Sprinkler; Custom Lighting; Deck; Extra Building; Open Patio; Open Porch	
<b>Maintenance Fee Incl:</b> None	
<b>Days On Market:</b> 169	
<b>Sold Price:</b>	<b>Sold Price Sqft:</b>
	<b>Terms of Sale:</b>
	<b>Sold Date:</b>

**Public Remarks:** This estate has been completely reconfigured and rebuilt...EVERYTHING IS NEW! There are 3 houses altogether: a main house, a beach house, and a guest house, each with two bedroom suites. The 3,828 s.f. residence has 3 A/C units, honed Travertine, 3/4" Merbau wood, and Carrera marble floors. Granite and marble countertops, and a full range of stainless appliances. The 1,380 sf beach house and the 948 sf guest house feature porcelain tile and Carrera marble floors, Corian counters, and stainless appliances. The homes are CBS construction with cedar shingles, copper roof flashings and gutters, a 60 kw backup generator, underground gas tank, and impact resistant skylights, windows and doors. The 20'x40' pool overlooks an expansive ocean view, and the lot is set amidst "Old Florida" fauna.

**Presented by**  
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