



Opportunity to Complete Intracoastal Waterway Community For Sale

Remaining 33 (Dry Lots) of 113 - Developed-Ready to Build
Luxury Townhouse Lots - Boynton Beach, Florida

Property Highlights:

- Intracoastal Waterway community
- Private community with electronically-controlled gates
- Cascading waterfall and refreshing fountains
- Decorative privacy walls and fencing
- Private video channel at Grand Entry
- Exclusive private dockage (limited availability)
- State-of-the-art Clubhouse and Lanai with views of the pool and Intracoastal Waterway
- Resort-style pool, Jacuzzi & spa with expansive paver sundeck
- Serenity trails and boardwalks providing connectivity inside the community
- Master-zoned irrigation system
- Professionally-designed landscaping of common areas
- Minutes to upscale shopping, fine dining, beaches and entertainment
- Easy access to I-95 and the Florida Turnpike



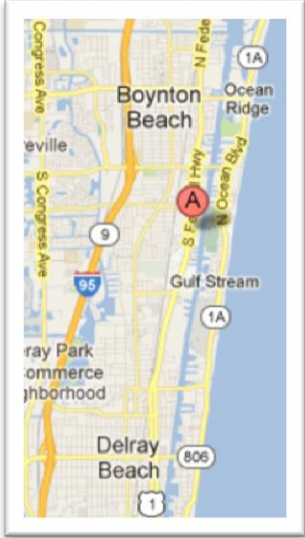
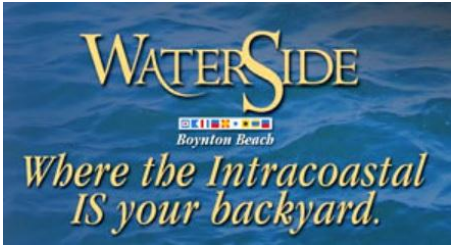
Club House on Intracoastal Waterway

For additional information, contact:

Simon C. Lipton, President/Broker
slipton@monopolygroup.com
954.344.8400

EXCLUSIVE BROKER
www.monopolygroup.com

Monopoly Real Estate, Inc. Licensed Real Estate Broker. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special conditions imposed by our principals. Waterside Boynton Beach



Boynton Beach, located in Palm Beach County, is one of the country's fastest growing areas. Boynton Beach is the third largest city in the county and boasts a high rate of residential growth for residents of all ages.

The community's central amenity is its water-related lifestyle. The breathtaking view of the Intracoastal

Waterway and fabulous waterscape features of cascading waterfalls, glistening reflecting ponds and bubbling fountains are visible from almost every vantage point within the community.

The clubhouse boasts an open air lanai on the first floor for enjoying a spectacular sunset with neighbors and friends. The waterside resort-style pool, Jacuzzi and sundeck are the perfect milieu for first class relaxation.



Directions:
Take I-95 to Woolbright Road. Exit Woolbright and go east to Federal Highway. Turn south (right) on Federal and go 1 1/2 miles. Look for the community of Waterside on the left (east) side of Federal Highway.

❖ Note: Waterside is less than three miles north of Atlantic Avenue, Delray Beach restaurants and shopping.



Monopoly Real Estate, Inc. Licensed Real Estate Broker. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special conditions imposed by our principals. Waterside Boynton Beach



Monopoly Real Estate, Inc. Licensed Real Estate Broker. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special conditions imposed by our principals. Waterside Boynton Beach

- ❖ The original 80 oversized three & four bedroom, three story luxury townhomes in Waterside sold from the high \$400's to \$1.5 million. Current market conditions suggest that new smaller townhomes within this luxury community should sell from the high \$270's to high \$300's.

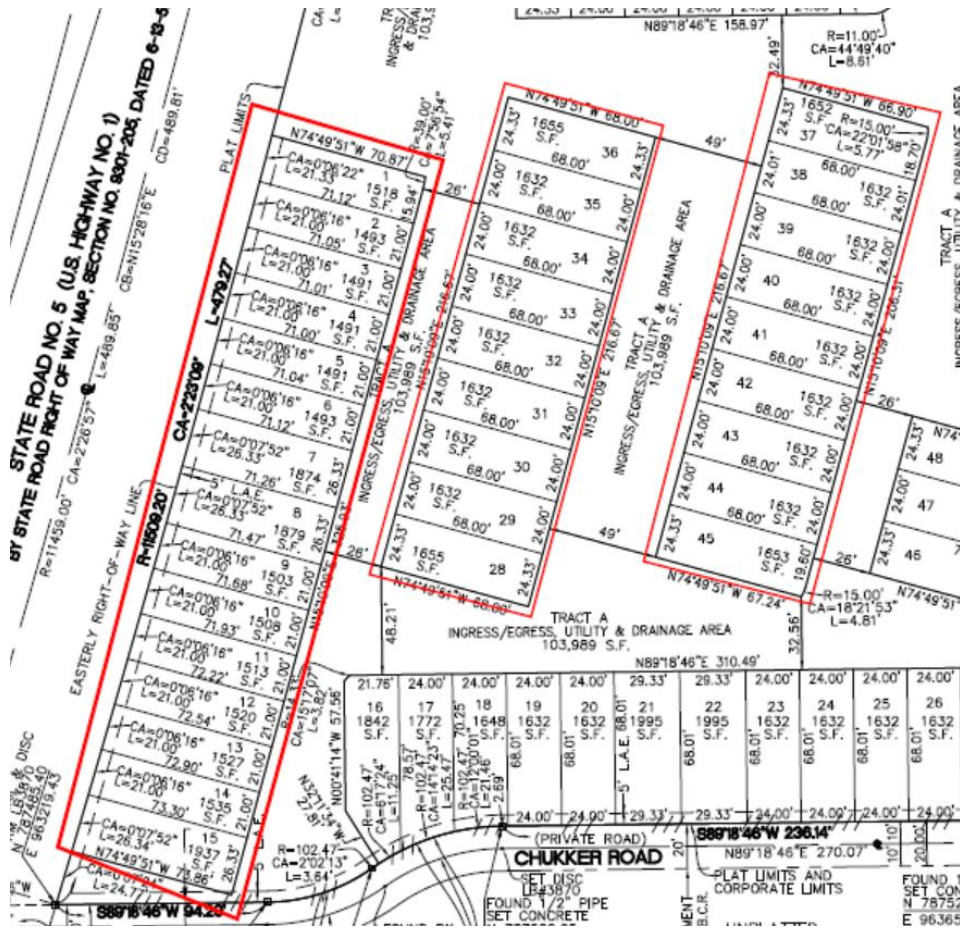
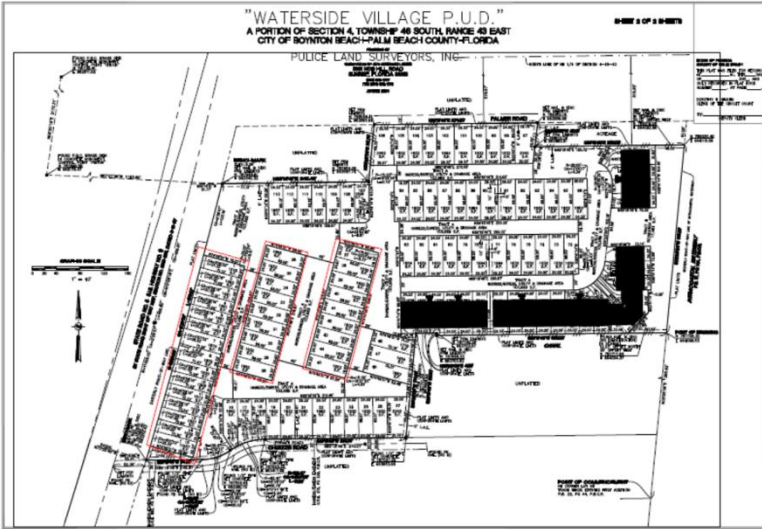
There are very few opportunities available in Palm Beach County to build affordable homes in a ready to build ICW community



Available 33 lots 1,2,5 & 6



Site Plan



Monopoly Real Estate, Inc. Licensed Real Estate Broker. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is conditioned subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special conditions imposed by our principals. Waterside Boynton Beach

Tax Roll & Lot Dimentions

Community	Lot	Block	Folio #	Square Feet	Acres
Waterside	13		08 43 46 04 34 000 0130	1,527	0.035
Waterside	14		08 43 46 04 34 000 0140	1,535	0.035
Waterside	15		08 43 46 04 34 000 0150	1,937	0.044
Waterside	28		08 43 46 04 34 000 0280	1,655	0.038
Waterside	29		08 43 46 04 34 000 0290	1,632	0.037
Waterside	30		08 43 46 04 34 000 0300	1,632	0.037
Waterside	31		08 43 46 04 34 000 0310	1,632	0.037
Waterside	32		08 43 46 04 34 000 0320	1,632	0.037
Waterside	33		08 43 46 04 34 000 0330	1,632	0.037
Waterside	34		08 43 46 04 34 000 0340	1,632	0.037
Waterside	35		08 43 46 04 34 000 0350	1,632	0.037
Waterside	36		08 43 46 04 34 000 0360	1,655	0.038
Waterside	37		08 43 46 04 34 000 0370	1,652	0.038
Waterside	38		08 43 46 04 34 000 0380	1,632	0.037
Waterside	39		08 43 46 04 34 000 0390	1,632	0.037
Waterside	40		08 43 46 04 34 000 0400	1,632	0.037
Waterside	41		08 43 46 04 34 000 0410	1,632	0.037
Waterside	42		08 43 46 04 34 000 0420	1,632	0.037
Waterside	43		08 43 46 04 34 000 0430	1,632	0.037
Waterside	44		08 43 46 04 34 000 0440	1,632	0.037
Waterside	45		08 43 46 04 34 000 0450	1,653	0.038
	33			53,236	1.222



Monopoly Real Estate, Inc. Licensed Real Estate Broker. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special conditions imposed by our principals. Waterside Boynton Beach