

Residential Customer Report

Address: 300 S Australian Avenue 920, West Palm Beach, FL 33401

MLS#: RX-10158751

St: Active **List Price:** \$350,000



Area: 5420
Geo Area: PB20
County: Palm Beach
Parcel ID: 74434321260000920
Subdivision: EDGE CONDO NO ONE
Development Name: THE EDGE
Model Name:
List Price Sqft: 268.82
Waterfront: No
Waterfrontage:

Type: Condo/Coop
Lot Dimensions:
Dock:
Private Pool: No
Baths - Total: 2
Garage Spaces: 2
Membership Equity: No

Legal Desc: EDGE CONDO NO ONE UNIT 920

Short Sale: No

Short Sale Add: No

REO: No

Master Bedroom	13.2 X 12	Living Room	21 X 15.8	Dining Room	10.4 X 10.8	Kitchen	11.1 X 8.10
Bedroom 2	11.8 X 10.8			Patio/Balcony	41 X 10		

SqFt - Living: 1,302	SqFt - Total: 1,407	Guest Hse:	Yr Blt: 2007	Pool Size:
BD: 2	FB: 2	Baths - Half: 0	Yr Blt Des: Resale	Pets Allowed: Restricted
Baths - Total: 2	Year Built: 2007	Front Exp: E		

Bldg #: 1	Governing Bodies: Condo	HOA/POA/COA (Monthly): 795.28	Membership Equity: No
Total Floors/Stories: 15	Land Lease:	Brand Name:	Serial #:
Total Units in Bldg: 307	Recreation Lease:	Mobile Home Size:	Tax Year: 2014
Ttl Units in Complex:	Min Days to Lease: 30	Decal #:	Taxes: 4,502.9
Unit Floor #: 9	Application Fee: 100		Special Assmnt: No

<p>Design: 4+ Floors; Mediterranean Construction: Concrete Unit Desc: Corner Flooring: Ceramic Tile; Laminate; Tile Furnished: Furniture Negotiable Dining Area: Breakfast Area; Dining-Living; Formal Guest House: Roof: Concrete Tile Special Info: Foreign Seller; Sold As-Is</p>	<p>Waterfront: None View: City; Ocean Private Pool: Security: Doorman; Entry Card; Entry Phone; Lobby; Private Guard; Security Light; Security Patrol; TV Camera Membership: Cooling: Central; Electric Heating: Central; Electric Utilities: 3-Phase Electric; Public Sewer; Public Water</p>	<p>Restrict: Buyer Approval; Interview Required; Lease OK w/Restrict; Tenant Approval; Pet Restrictions HOPA: No Hopa Boat Services: Guest House: Taxes: City/County Terms Considered: Cash; Conventional Mobile Features: Equestrian Features:</p>
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Rooms: Family; Great; Storage
Master Bedroom/Bath: Combo Tub/Shower; Dual Sinks
Window Treatments: Blinds; Impact Glass; Sliding; Thermal
Maintenance Fee Incl: Common Areas; Elevator; Insurance-Bldg; Maintenance-Exterior; Management Fees; Parking; Pool Service; Roof Maintenance; Security; Sewer; Trash Removal; Water
Equip/Appl Included: Dishwasher; Disposal; Dryer; Freezer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec

Private Pool:
Parking: 2+ Spaces; Assigned; Covered; Garage - Building
Lot Description: West of US-1
Subdiv. Amenities: Bike Storage; Business Center; Cabana; Clubhouse; Elevator; Exercise Room; Lobby; Manager on Site; Pool; Spa-Hot Tub; Trash Chute
Exterior Features: Open Balcony
Interior Features: Ctdrl/Vault Ceilings; Fire Sprinkler; Pantry; W/D Hookup

Directions: INTERSTATE 95 TO OKEECHOBEE EAST EXIT THEN DRIVE TO N AUSTRALIAN EXIT TO DESTINATION ON RIGHT BEFORE BANYAN ST

Public Remarks: Corner Unit-Original plans call for 3 full bedrooms /2 bathrooms. Currently the unit is an open 2 bedrooms/2 full bathrooms split plan with larger open common living/entertaining area. Attended Grand Lobby-card controlled entrance access-five-story garage with assigned covered parking-four elevators-wi-fi internet access in lobbies, clubhouse and pool deck-2300-sq. ft. heated pool & spa with poolside cabanas-5000-sq. ft. clubhouse with state-of-the-art fitness center overlooking clear lake, cyber lounge and catering kitchen, plus yoga & serene meditation room & lounge areas. 10-ft. ceilings-porcelain tile throughout unit- walk-in closets-rewired for multiple phone lines, television & internet-recessed lighting-full-size washer & dryer- Whirlpool stainless steel refrigerator, freezer, ran

Sold Price:	Sold Price Sqft:	Days On Market: 0
Sold Date:		Terms of Sale:



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THE EDGE



EDGE FRONT



VIEW FROM I-95



FLOOR PLAN



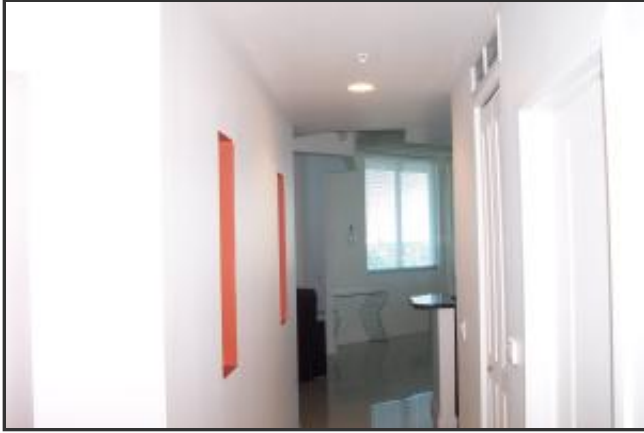
LOBBY



LOBBY



FOYER-ENTRANCE



FOYER-ENTRANCE



KITCHEN AREA



KITCHEN AREA



DINING AREA



DINING AREA



LIVING AREA LIVING AREA

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LIVING AREA LAYOUT

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LAYOUT LAYOUT

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MASTER BEDROOM



MASTER BEDROOM



LAYOUT MASTER BEDROOM



MASTER BATHROOM



BATHROOM 2



CLUBHOUSE



CLUBHOUSE

CLUBHOUSE

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COMPUTER ROOM MEDITATION ROOM

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GYM

POOL

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POOL AREA

POOL AREA

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CITYPLACE

CLEMATIS STREET

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