

Cypress Head



PARKLAND



7600 CYPRESS HEAD DRIVE .85 Acre Lakefront Estate

Located in the guard gated community of Cypress Head, this lakefront lot is perfectly situated for your luxurious dream home. The neighborhood boasts beautiful estate, single family homes with a community pool, tennis courts, and clubhouse. You will not find a more tranquil setting with a 62 acre lake that is perfect for fishing or sailing. This community is also convenient to shopping and entertainment. City water and sewage is already installed, along with a water meter for this property and the \$3500 property assessment has been paid! HOA dues are a low \$1,032.00 per quarter. Top rated Parkland School District! Don't miss out on a wonderful opportunity to live the good life!



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Information believed accurate but is not warranted.

Marta DuPree

RAGFL

RLD - VACANT RESIDENTIAL LOTS AND BOAT DOCK

ML: F1140338	BC: KEYE37 / The Keyes Company 7	AREA: 3611	SH SALE: N	REO: N	STATUS: A
AD: 7600 N CYPRESSHEAD DR		CITY: PARKLAND	RP: LLP:		LP: \$495,000
CT: BROWARD	F#: 474135023840	ZIP: 33067			GEOAR: NW41
PA: \$582,353	F2:	LOT:	ZN: PUD		STYLE: V90
MC: TN: 4741	SE: 35	SD: 2	PN: 3840	MAP:	ST: FL
LGL: PARKLAND LAKES P.U.D. 102-44-B LOT 48 BLK 8					TYPE: RESI
					CLD: 00

DV: CYPRESS HEAD SN: CYPRESS HEAD PS: \$ 13.30 #I: 0

GENERAL INFORMATION

USAGE: UNUSED	LT: .85	ACRES: 0.85	SF/FF: 37,212
BLDIN: NONE	#PARC: 1	FOR LEASE:	MIN SF: 4,000
DEVEL: RECRDPLT	RAIL:	FILL:	FACE: N
LOCAT: CITY		SURFC:	
ROAD: PAVED		ELV:	
TREES: NONE		GRND:	WF: 47
WATFR: Y LAKE		WTRVW:	
WTRAC: OTHER		LOTDS: 3/4-1AC	

REM: LAKEFRONT .85 ACRE ESTATE! GUARD GATED COMMUNITY OF SINGLE FAMILY HOMES WITH COMMUNITY POOL, TENNIS & CLUBHOUSE! BUILD YOUR DREAM HOME IN THIS FABULOUS NEIGHBORHOOD! TOP RATED SCHOOL DISTRICT! 62 ACRE LAKE PERFECT FOR FISHING OR SAILING! ENJOY THE CONVENIENCES OF THIS LUXURIOUS NEIGHBORHOOD WITH SHOPPING NEAR-BY! TRANQUIL SETTING! CITY WATER & SEWER! WATER METER HAS BEEN INSTALLED & \$3500 ASSESSMENT HAS BEEN PAID! DON'T MISS OUT! HOA DUES ARE \$1,032.00 QUARTERLY.

DIR: HOLMBERG RD 1.5 MILES WEST OF 441 & 1/2 MILE EAST OF RIVERSIDE DRIVE. CYPRESS HEAD IS LOCATED ON THE NORTH SIDE. GO THROUGH GATE, TURN LEFT ON CYPRESS HEAD DRIVE TO HYANNIS (APPRX 1.5 MILES) LOT IS ON LAKEFRONT!

BRK-REM:

TRMAV:

SUBDV: GUARDGAT	MAND-HOA	TENNIS						
DOCK:								DOCK ACCM:
IMPRV: CLEARED								
DOCMT:								
DEED:						SOIL:		
UTAVL: ELEC	CABLE	SEWER	PHONLINE	WATER		TRASHREM	UNDRGRND	
ONSITE: NONE								
WTR: MUNICIPL						SWR: MUNICIPL		

FINANCIAL INFORMATION

TRMSCONS: NONE		ASSUME:	DAV/SOH: 223,270
FEE:	TAX: \$4,511	TAXYR: 2010	TM:
SPEC:		POSS: FUNDING	DMV/ASV: 223,270
			IDX: Y

OFFICE INFORMATION

LPID: 0201118 / Marta DuPree	APH: 954-752-1986	OPH: 954-752-0900 x 0
2PID:	2AG:	FAX: 954-845-3335
LTY: ER	ON:	2PH:
URL:	PHOTO: IPLUS	BRD: F
EMAIL: martadupree@dupreeteam.com		WD:
COBA:	COTB:	CONR:
SHOW: SHOWASSIST	OK ADV: N	VAR: N
PREV STATUS:	STATUS CHNG:	LD:
PREV\$:	PRICE CHNG:	ORIG\$: \$495,000
INET: Y / LAKEFRONT .85 ACRE HOMESITE. GUARD GATED COMMUNITY! 62 ACRE LAKE! BUILD YOUR DREAM		
RMKS: HOME IN THIS FABULOUS COMMUNITY W/TENNIS, CLUBHOUSE & TOP SCHOOLS!		

PENDING / CLOSED INFORMATION

PD:	CONTING:	DM:	CD:	ECD:	SP:
TR:	CB:		SPID:		S1:
SC:	SPS:	SPA:	SPID2:		S2:

