

# Waterford Estates/Heron Bay



**PARKLAND**  
**12622 NW 68TH DRIVE**

5 Bedrooms • 3 Baths 1 Half Bath  
 3 Car Garage

*M*eticulously maintained home on a deep 1/3 acre lakefront & cul-de-sac lot! 4 bedrooms plus den/office with custom built-in bookcase, double pocket doors & crown moldings. Family room with French doors, built-in wall unit including electronic equipment & window seats, plus Hunter-Douglas Silhouettes. Over-sized, 54' x 34' screen enclosed patio with free-form pool & raised overflow spa. \$20,000 in upgraded landscaping & Carolina flagstone walkways & garden deck!



31 Years Experience • Cumulative Sales In Excess of \$800 Million • Relocation Specialists



**(954) 752-1986**

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[www.DuPreeTeam.com](http://www.DuPreeTeam.com)



Information believed accurate but is not warranted.



INFORMATION BELIEVED ACCURATE BUT IS NOT WARRANTED



(954) 752-1986  
www.floridahomecenter.com



Marta DuPree

RE1 - SINGLE FAMILY RESIDENTIAL

RAGFL

ML: F1128555 BC: KEYE37 / The Keyes Company 7 AR: 3614 SH SALE: N REO: N STATUS: A
AD: 12622 NW 68TH DR CITY: PARKLAND RP: LLP: LP: \$624,800
CT: BROWARD F#: 484106060590 ZIP: 33076-1971 GEOAR: NW41 ZN: RES STYLE: R33 #I: 14
LG: HERON BAY SEVEN & EIGHT 165-18 B LOT 7 BLK D

MC: TN: 4841 SE: SD: 6 PN: 0590 MAP: ST: FL TYPE: / SINGLE
DV: Heron Bay SN: Waterford Estates/Heron B MN: San Rafael
LA: 3,282 TA: 4,011 YR: 2000/ RS CONV: BED: 5 FBATH: 3 HBATH: 1
GARAG: 3/ ATT CPT: WF: 85 FACE: NE F\$: U
PARK: DRIVEWAY PAVERS STREET PARK RESTR: NORVBOAT NOTRCTRL
LT: 169 x 85 x 176 x 85 SF/FF: 15,800 LOTDS: 1/4-1/2A
WTRFR: Y/ LAKE VIEW: LAKE POOL
WTRAC: NONE DESGN: DETACH/ 1STORY RANCH ES: HERON
CONST: CBS ROOF: S-TILE MS: WESTGL
FLOOR: CARPET CERAMIC DINE: BREAKAR EATINKIT FORMAL HS: STONMN
ROOMS: ATTIC DEN FAMILY UTIL-LAU
POOLS: Y/ BELOWGRD EQUIPSTY FREEFORM HEATED POOLBATH SCREENED PL: 28X26 SPA: Y

REM: Meticulously maintained home on deep 1/3 acre lakefront & cul-de-sac lot! 4 b/r plus den/office w/custom built-in bookcase, double pocket doors & crown moldings. Family Room w/French Doors, built-in wallunit including electronic equipment & window seats plus Hunter-Douglas Silhouettes. Over-sized, 54 x 34, screen enclosed patio w/free-form pool & raised over-flow spa. \$20,000 in upgraded landscaping & Carolina Flagstone walk-ways & garden deck!

DIR: NORTH OF SAWGRASS EXPRESSWAY ON CORAL RIDGE DRIVE. FIRST GUARD-GATE ENTRY ON LEFT. STAY ON HERON BAY BLVD. THEN MAKE A RIGHT TURN INTO "WATERFORD ESTATES", THE 5TH NEIGHBORHOOD ON THE RIGHT. FIRST RIGHT TURN, FOLLOW TO 68 DR. WHICH IS THE FIRST RIGHT.

BRK-REM: Call CSS to show: 888-998-9005. Original owners.

LV: 18X18 DR: 16X12 DA: 12X8 KT: 16X15 FR: 26X17 FL: PR:
MB: 20X17 2B: 14X12 3B: 14X12 4B: 13X12 5B: DN: 13X12 PB: 54X34
UR: 8X5 CF: 6
BEDRM: MBRGRND PETS: Y/ 20+

MSBTH: BIDET DUALSINKS SPTUB&SHW WHRLPLSPA
INTER: BUILT-INS FOYER FRENCHDR PANTRY VOLUMCEIL TRPSPLIT WALKCLOS
EQUIP: AUTOGRDR CENTVAC DISHWASH DISPOSAL DRYER ELECWHTR ICEMAKER MICRO OWNBALRM WALLOVEN RANGE-E

REFRIG SELF-CLEAN WTRSOFOV
WNDW: ARCHED BLINDS DRAPES RESTR: LSOK HOPA: N
EXTER: LIGHTING SATDISH SCRNPORCH SHUTTERS PATIO

GUEST: GUEST SQ FT: 0
SUBDV: CLUBHOUSE EXERCISE GOLFCRSE MAINT: INCLCOMON INCLRECRE INCLSECUR
HEAT: CENTRAL ELEC SPRINK: AUTO CABLEAVL: Y
COOL: CEILFAN CENTRAL ELEC WTR: MUNICIPL SEWER: MUNICIPL

TRMSCONS: NONE ASSUME: DAV/SOH: 568,140
MPR: N TOA: H FEE: \$748.00/ Q DMV/ASV: 568,140

TX: 12,121 TXYR: 2010 TAX: HOMESTEAD TM:
SPEC: POSS: FUNDING IDX: Y

LPID: 0201118 / Marta DuPree APH: 954-752-1986 OPH: 954-752-0900 x 0
2PID: 2AG: FAX: 954-845-3335
LTY: ER ON: FERRARI ON#: 2PH:
URL: www.DupreeTeam.com PHOTO: 1PLUS WD:

EMAIL: martadupree@dupreeteam.com VT:
COBA: COTB: CONR: VAR: N JA: N BRD: F
OCCUP: OWNER SHOW: ALARMON BRKR-RMRKS LD: XD:
PREV STATUS: STATUS CHNG: OK ADV: N L1:
PREV\$: PRICE CHNG: ORIG LP: \$624,800 L2:

INet: Y/Lakefront & cul-de-sac location in Country Club community with resort-style amenities. 1/3 acre lot with 54 x 34 scr. end. pool & spa. Upgraded home!

MOBILE HOME DECAL: SZ: S#: BRAND:
FEEINCL: MISC:
PD: CONTING: DM: FURN: CD: SP:
ECD: CB: SPID: S1:
TR: SC: SPID2: S2:

# SITE PLAN

## MAP OF BOUNDARY SURVEY

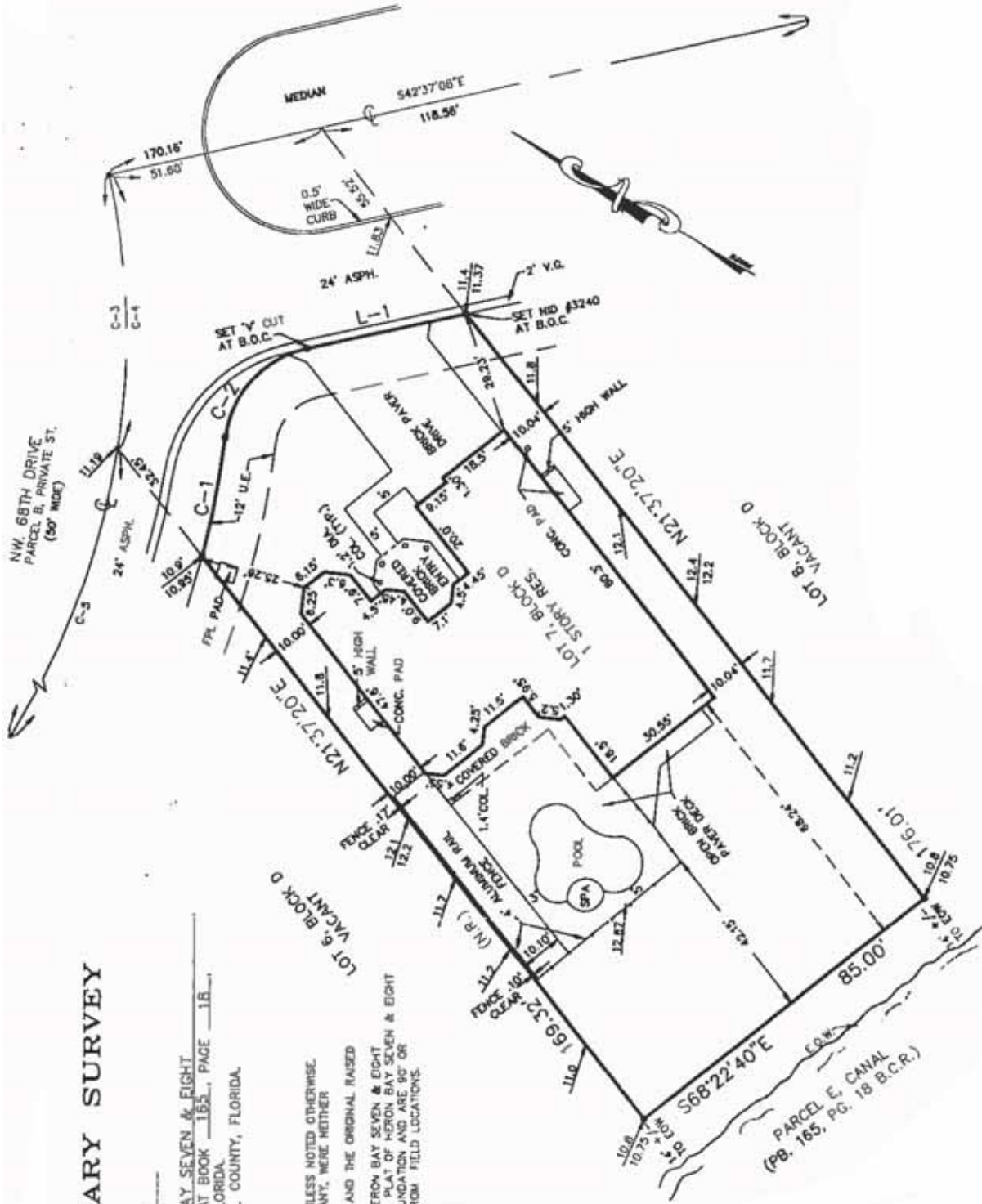
FOR: SHELBY HOMES

DESCRIPTION: LOT 7, BLOCK D, HERON BAY SEVEN & EIGHT  
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 155, PAGE 18,  
 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA,  
 CONTAINING 15,800 SQUARE FEET MORE OR LESS.

PROPERTY ADDRESS: 12822 NW 88TH DRIVE, PARKLAND, FL.

**SURVEY NOTES:**

1. ALL PROPERTY CORNERS ARE SET IRON ROD & CAP #3240 UNLESS NOTED OTHERWISE.
2. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED.
3. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE CERTIFYING SURVEYOR.
4. BENCHMARK OF ORIGIN: BENCHMARKS AS PER THE PLAT OF HERON BAY SEVEN & EIGHT BEARING BASE: BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF HERON BAY SEVEN & EIGHT.
5. ALL BUILDING TIES SHOWN HEREON ARE TO THE CONCRETE FOUNDATION AND ARE 90° OR RADIAL TO THE PROPERTY LINE. ALL TIES ARE CALCULATED FROM FIELD LOCATIONS.
- 6.
- 7.



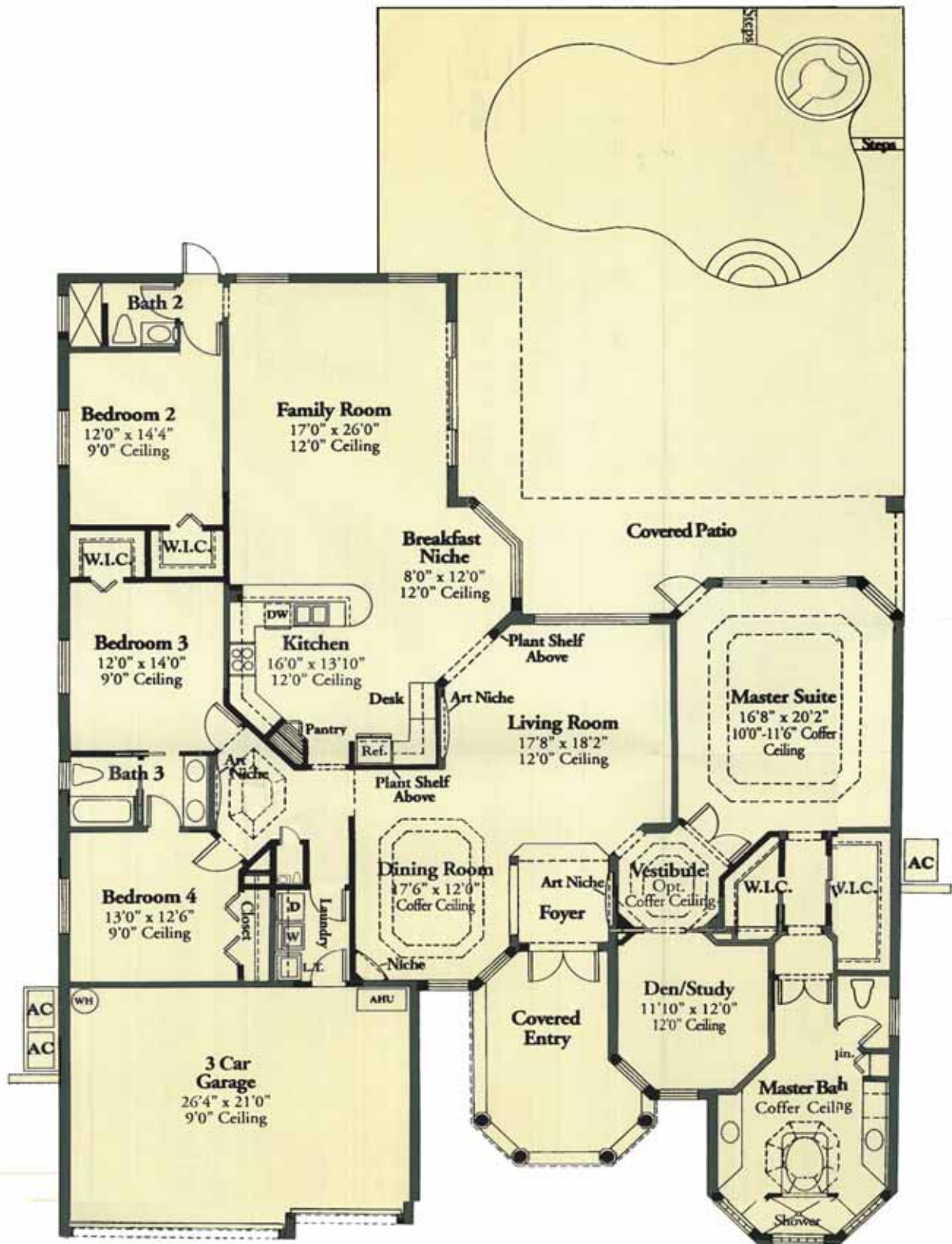
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# FLOOR PLAN-FIRST FLOOR



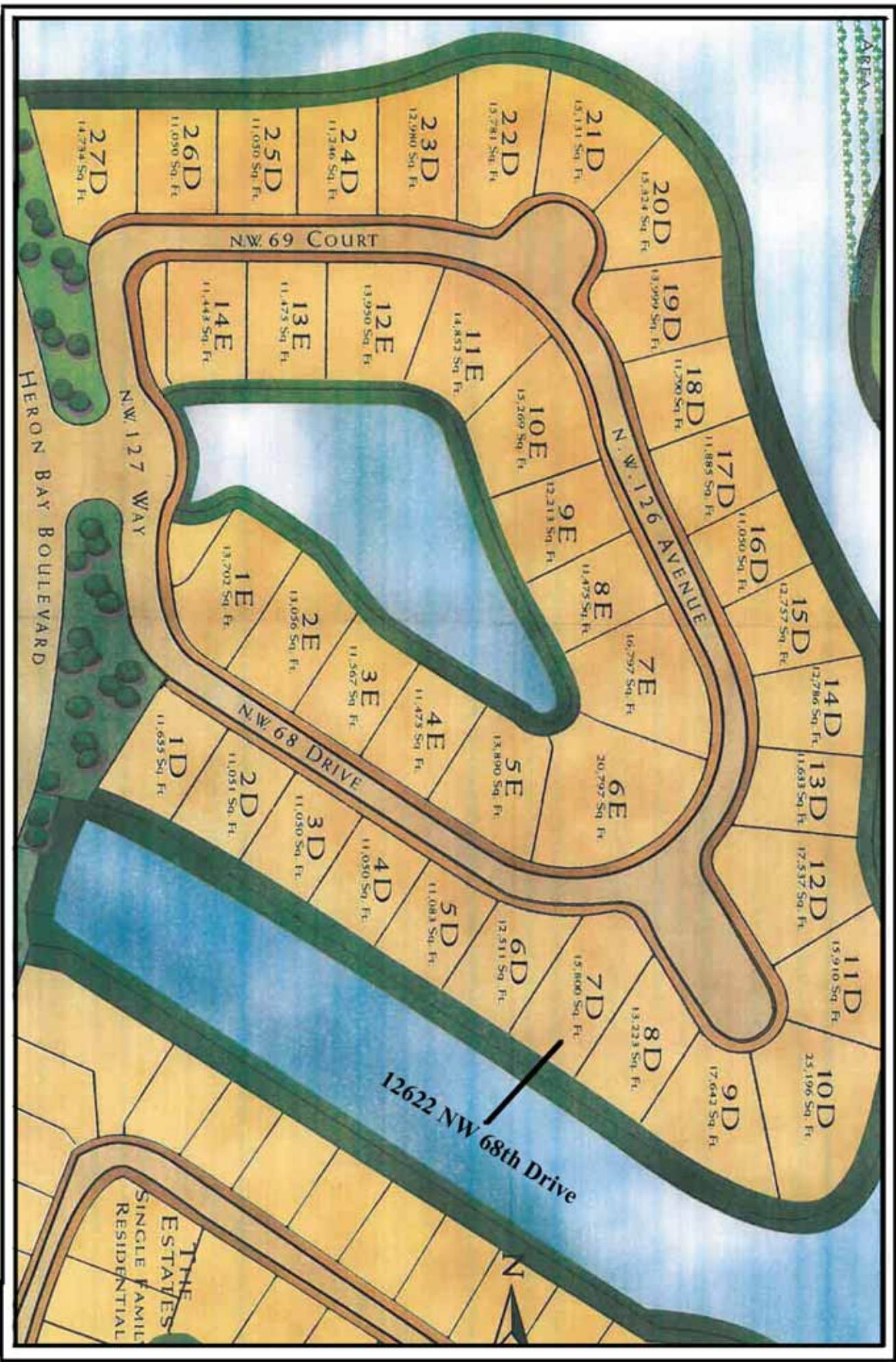
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