

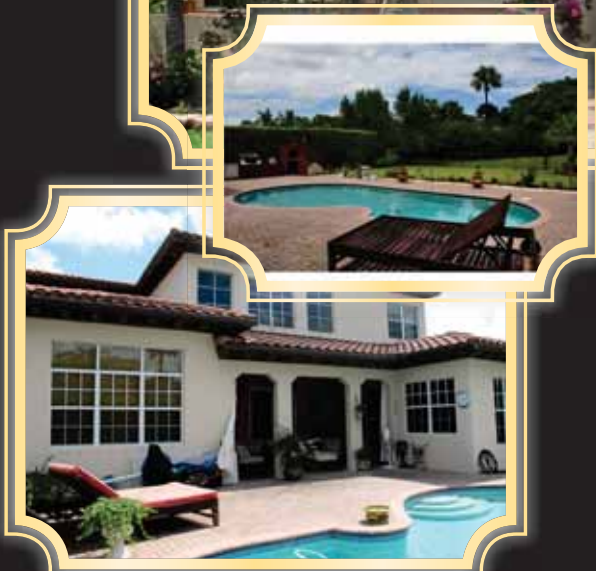
# Meadow Brook/Heron Bay Northeast



**PARKLAND**  
**10969 NW 81 ST MANOR**

4 Bedrooms • 3 Baths • 2 Car Garage

This gorgeous 4 bedroom, 3 bath home in the Meadow Brook section of Heron Bay Northeast in Parkland, Florida has a recreation room that can easily be converted into a 5th bedroom. High ceilings and expansive windows make this home light and airy. Upgrades in this fine home features a gourmet kitchen with 42" upper wood cabinets and crown moldings, huge center island, double ovens, built-in refrigerator, microwave, granite countertops, pantry, double tray ceilings! The dining room features a beautiful custom wine rack and shelves. The master bedroom and one additional bedroom are located downstairs with the remaining two bedrooms and large recreation room on the 2nd floor. The luxurious master suite features beautiful wood floors. The balcony is tiled. There is an outdoor summer kitchen with gas grill and brick pizza oven, a salt water pool, and a huge fenced backyard! This home is exquisite in every way.



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



(954) 752-1986

Come visit our website:  
[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





INFORMATION BELIEVED ACCURATE BUT IS NOT WARRANTED



(954) 752-1986  
www.floridahomecenter.com



Marta DuPree

RE1 - SINGLE FAMILY RESIDENTIAL

RAGFL

ML: F1131474 BC: KEYE37 / The Keyes Company 7 AR: 3614 SH SALE: N REO: N STATUS: A
AD: 10969 NW 81ST MNR CITY: PARKLAND RP: LLP: LP: \$575,000
CT: BROWARD F#: 474132022000 ZIP: 33076 GEOAR: NW41 ZN: N STYLE: R31 #I: 23
LG: HERON BAY NORTHEAST 173-92 B LOT 57 BLK D

MC: TN: 4741 SE: 32 SD: 2 PN: 2000 MAP: ST: FL TYPE: / SINGLE

DV: HERON BAY SN: HERON BAY /MEADOW BROOK MN: IRIS

LA: 3,400 TA: 4,087 YR: 2004/ NEW CONV: BED: 4 FBATH: 3 HBATH: 0

GARAG: 2/ ATT CPT: 0/ ATT WF: FACE: N F\$:

PARK: PAVERS PARK RESTR:

LT: .25 acres SF/FF: 10,995 LOTDS: 1/4-1/2A

WTRFR: N VIEW: GARDEN POOL

WTRAC: DESGN: DETACH/ 2STORY ES: HERON

CONST: CBS ROOF: BARREL MS: WESTGL

FLOOR: TILE CARPET WOOD DINE: BREAKAR FORMAL HS: STONMN

ROOMS: FAMILY UTIL-LAU RECREATN

POOLS: Y/ BELOWGRD PL: 15X30 SPA: N

REM: GORGEOUS 4 BDRM + RECREATION RM THAT EASILY CAN BE CONVERTED TO 5TH BDRM. UPGRADED FEATURES INCL. GOURMET KITCHEN. 42" UPPER WOOD CABINETS W/ CROWN MOLDINGS, HUGE CENTER ISLAND, DOUBLE OVENS, BUILT-IN REFRIG, MICRO, GRANITE COUNTER TOPS & PANTRY! HUGE FENCED BACK YARD WITH SALT WATER POOL. OUTDOOR SUMMER KITCHEN W/GAS GRILL & OVEN BRICK PIZZA OVEN! MASTER & 1 BDRM/BATH DOWN STAIRS, 2 BDRMS + LARGE REC RM 2ND FLOOR. \$3000 CREDIT FOR NEW CARPET. LUXURIOUS MASTER W/WOOD FLOORS! TILE BALCONY! SURROUND SOUND

DIR: CORAL RIDGE DRIVE NORTH TO SECOND HERON BAY ENTRANCE. AFTER GUARD GATE BARE RIGHT GO PASS CLUB HOUSE UNTIL YOU SEE MEADOWBROOK ON THE RIGHT. TURN RIGHT AND AT STOP SIGN GO RIGHT. HOUSE IS ON THE RIGHT.

BRK-REM: CALL CSS 888-998-9005 TO SHOW. EXCL.DRAPES, D.R,MASTER, PATIO LIGHT FIXTURES & HORSE SCONZA IN BDRM 2. BUILT-IN WINE SHELVES IN DINING RM INCL.

LV: 13X13 DR: 14X12 DA: 12X8 KT: 12X12 FR: 19X17 FL: PR:

MB: 14X18 2B: 12X12 3B: 14X12 4B: 14X12 5B: DN: 14X20 PB:

BEDRM: MBRGRND UR: 7X9 CF:

MSBTH: SPTUB&SHW WHRLPLSPA DUALSINKS PETS: Y/ 20+

INTER: 1FLENTRY COOKISLAN WALKCLOS VOLUMCEIL PANTRY FOYER

EQUIP: CENTVAC DISHWASH DISPOSAL DRYER ELECWHTR MICRO RANGE-E REFRIG SELF CLEAN WASHER AUTOGRDR

WNDW: BLINDS RESTR: NONE HOPA: N

EXTER: BLTINGRIL FENCE LIGHTING OPENBALC PATIO SHUTTERS

GUEST: GUEST SQ FT: 0

SUBDV: CLUBHOUSE EXERCISE GUARDGAT MAINT: INCLCOMON INCLRECRE

HEAT: ELEC ZONED SPRINK: AUTO CABLEAVL: Y

COOL: ELEC ZONED WTR: MUNICIPL SEWER: MUNICIPL

TRMCONS: FHA CONV ASSUME: DAV/SOH:

MPR: N TOA: H FEE: \$614.00/ Q DMV/ASV:

TX: \$9,116 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: ON#: 2PH:

URL: www.10969nw81manor.info PHOTO: 1PLUS WD:

EMAILA: martadupree@dupreeteam.com VT: http://www.visualtour.com/shownp.asp?SK=13&T=2

COBA: COTB: CONR: VAR: N JA: BRD: F

OCCUP: OWNER SHOW: BRKR-RMRKS PETPREMISE LD: XD:

PREV STATUS: STATUS CHNG: OK ADV: N L1:

PREV\$: \$589,999 PRICE CHNG: 06/09/11 ORIG LP: \$589,999 L2:

INet: Y/GORGEOUS 4 BDRM + REC RM, SALT WATER POOL & FENCED YARD. WOOD & GRANITE KITCHEN, LUXURIOUS MASTER W/ WOOD FLOORS & WHIRLPOOL TUB! LOTS OF UPGRADES!

MOBILE HOME DECAL: SZ: S#: BRAND:

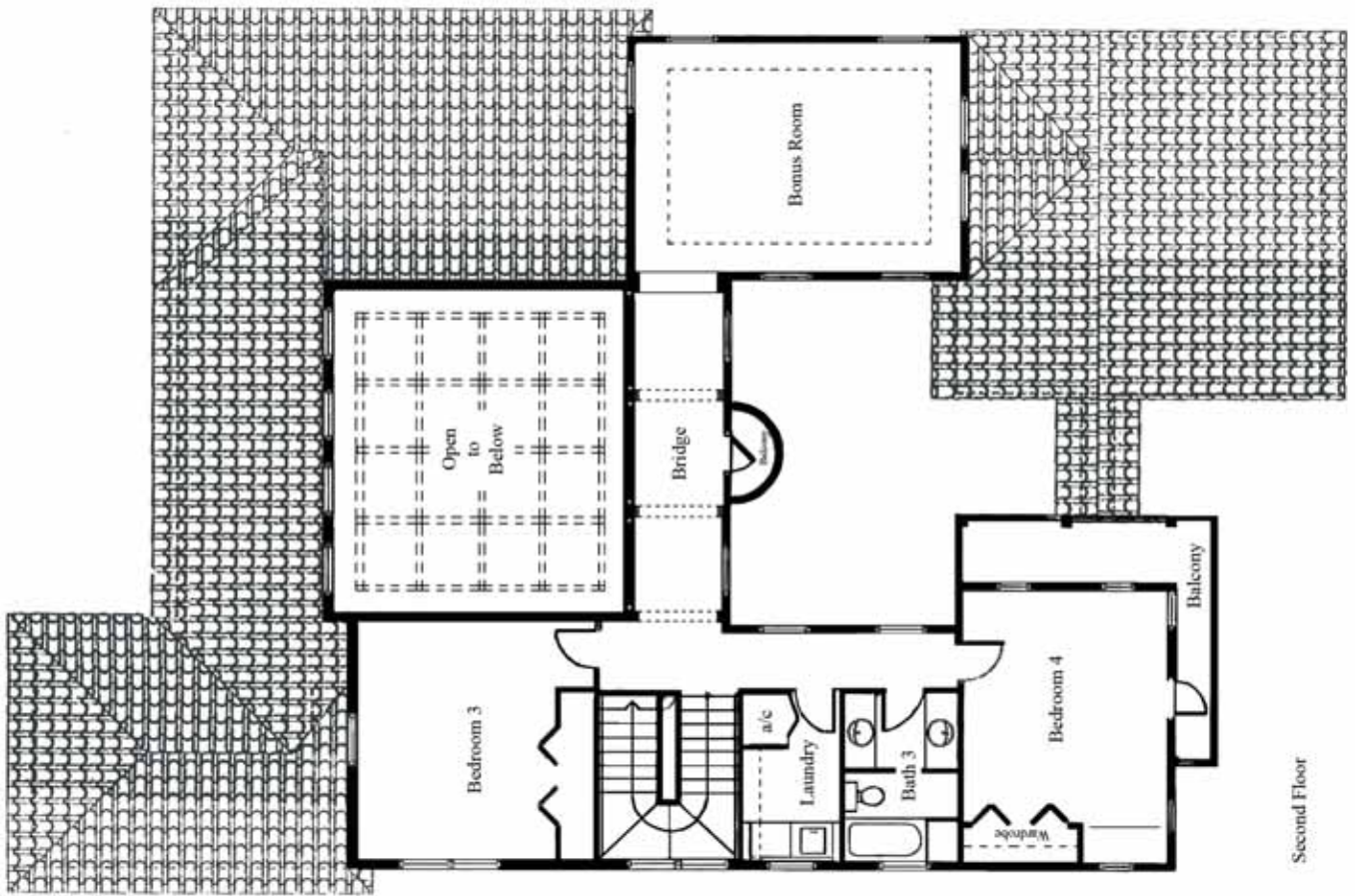
FEEINCL: MISC:

PD: CONTING: DM: FURN: CD: SP:

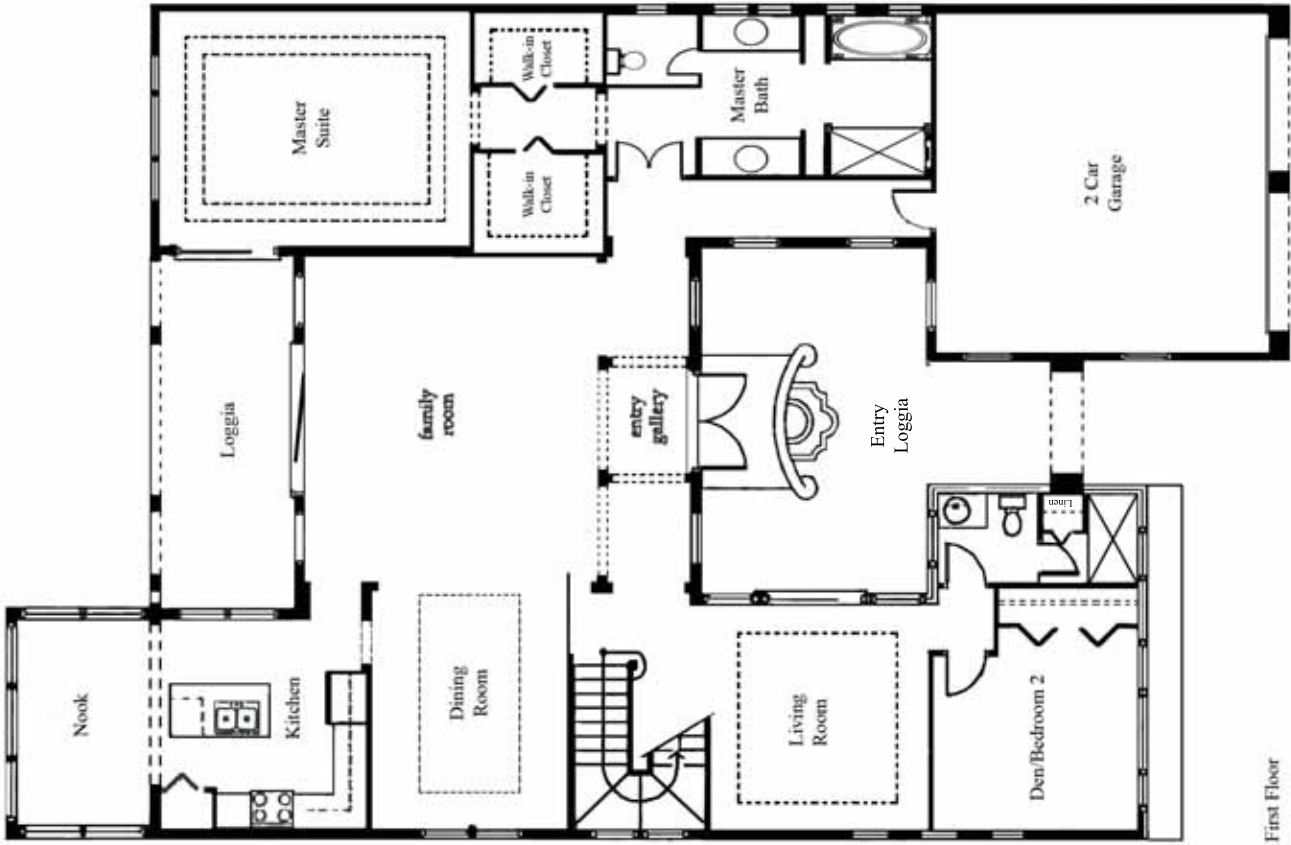
ECD: CB: SPID: S1:

TR: SC: SPID2: S2:

\*(c) 2011 REALTOR Association of Greater Ft. Lauderdale -- INFORMATION IS BELIEVED ACCURATE BUT IS NOT WARRANTED\*



Second Floor



First Floor

INFORMATION BELIEVED ACCURATE BUT IS NOT WARRANTED



(954) 752-1986

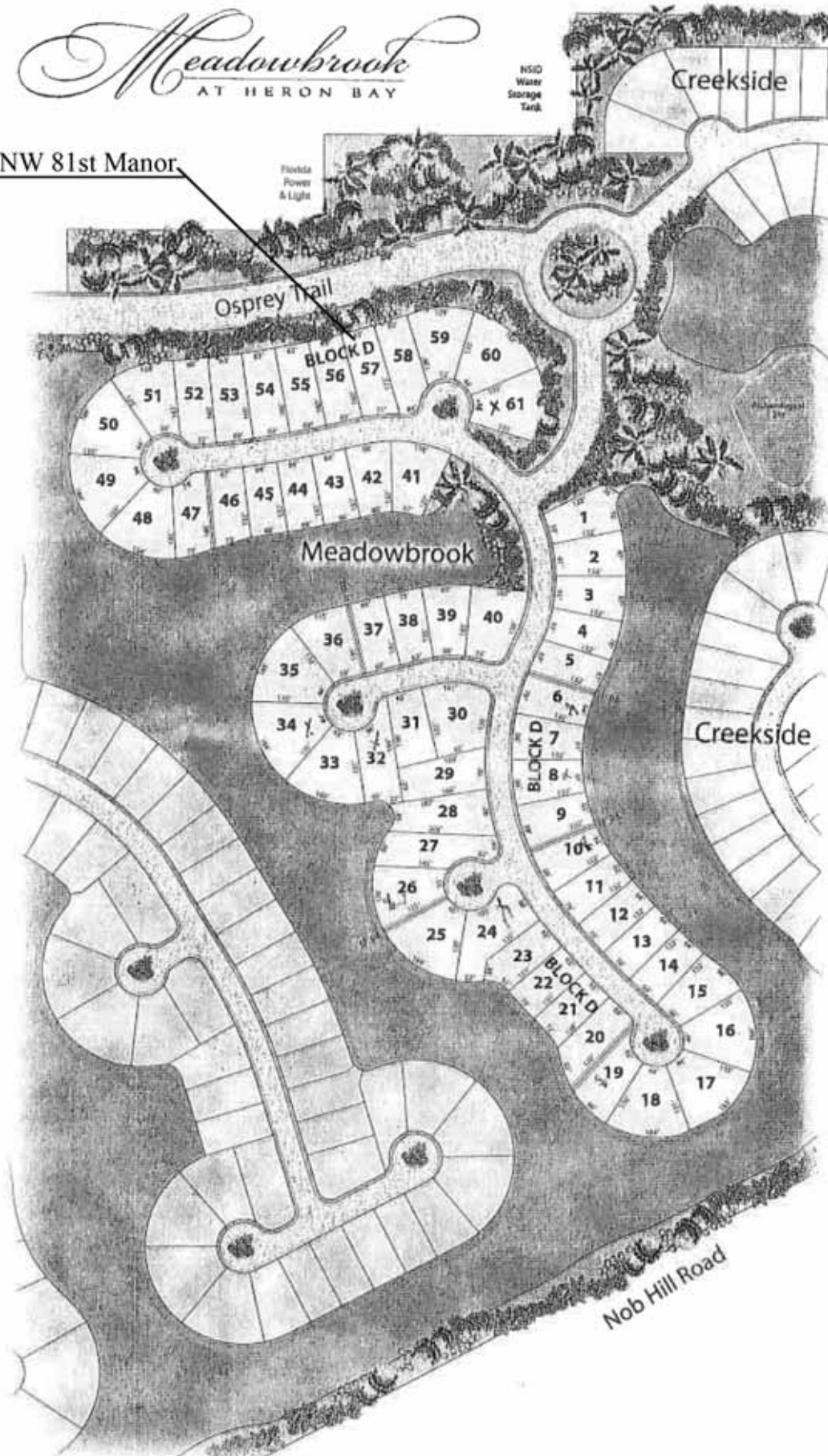
www.floridahomecenter.com



# Meadowbrook

AT HERON BAY

10969 NW 81st Manor



INFORMATION BELIEVED ACCURATE BUT IS NOT WARRANTED



(954) 752-1986

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

