

HILLSBORO PINES / BILL BLACKS



7400 NW 49th Lane
Coconut Creek, Florida 33073



www.7400nw49lane.info

8 Bedrooms | 4 Baths | 2 Half Baths / 4 Car Garage

Key West style charm and exquisite craftsmanship awaits the new owner of this estate home. Situated on a corner, .92 acre lot, this home boasts a custom floor plan with soaring ceilings, bamboo wood floors, custom moldings, and an abundance of built-in cabinetry. With over 4200 square feet in the main house, the 5 bedrooms and 3.5 baths allow for spacious living. The large kitchen with eat-in breakfast area features an island, Viking range and oversized pantry. The new 2-story guest house adds comfort and privacy for visitors with 3 bedrooms and 1.5 baths, pine floors and custom built-ins. On the back of this home you will find an upper porch and lower screened porch for relaxation. Located in a private neighborhood and offering endless possibilities, this is one home you'll enjoy for a lifetime! **SELLER WILL ADD POOL FOR BUYER, CALL FOR DETAILS!**

SCHOOLS

- Tradewinds Elementary School
- Lyons Creek Middle School
- Monacrch High School



(954) 752-1986

www.DuPreeTeam.com

Keyes
REAL ESTATE • MORTGAGE • TITLE

Information believed accurate but is not warranted.

MLS INFORMATION

Marta DuPree

RE1 - SINGLE FAMILY RESIDENTIAL

RAGFL

ML: F1086555 BC: KEYE37 / The Keyes Company 7 AR: 3511 SH SALE: N REO: N STATUS: A
 AD: 7400 NW 49TH LN CITY: COCOCRK RP: LLP: LP: \$899,000
 CT: BROWARD F#: 474231120040 ZIP: 33073 GEOAR: NE41 ZN: RES STYLE: R31 #I: 16
 LG: HILLSBORO PINES/BILL BLACKS

MC: TN: 4742 SE: 31 SD: 12 PN: 0040 MAP: ST: FL TYPE: / SINGLE
 DV: BILL BLACKS SN: HILLSBORO PINES MN:

LA: 5,721 TA: 8,059 YR: 2001/NEW CONV: Y BED: 8 FBATH: 4 HBATH: 2

GARAG: 4/ATT CPT: 0 WF: 0 FACE: W F\$: U

PARK: DRIVEWAY PAVERS PARK RESTR:

LT: .92 ACRE SF/FF: 39,863 LOTDS: 3/4-1AC 1-2ACRE

WTRFR: N VIEW: GARDEN

WTRAC: NONE DESGN: DETACH/ 2STORY ES: TRADEW

CONST: CBS FRAME ROOF: ALUM MS: LYONSC

FLOOR: WOOD CARPET DINE: FORMAL EATINKIT KITDIN HS: MONARC

ROOMS: ATTIC DEN FAMILY GUESTHS MAIDINLA UTIL-LAU

POOLS: Y/OTHER BELOWGRD PL: 30X15 SPA: N

REM: TRULY A 1 OF A KIND ESTATE HOME ON AN ACRE. THIS IS THE BUILDERS CUSTOM HOME. IT HAS OVER 4200 SQ FT IN THE MAIN HOUSE WITH 5 BEDRMS + LARGE OFFICE SPACE/LAUNDRY ROOM & 3.5 BATHRMS. THE SPACIOUS FLOORPLAN HAS BAMBOO WOOD FLOORS, CUSTOM MOLDINGS & BUILT INS, VOLUME CEILINGS, LARGE KITCHEN WITH ISLAND, VIKING RANGE, OVERSIZED PANTRY & A GARAGE WITH 8 FT CLEARANCE. NEW LARGE 2 STORY GUEST HOUSE HAS 3 BED & 1.5 BATH, PINE FLOORS & CUSTOM BUILT INS. CORNER LOT. PRIVATE NEIGHBORHOOD. POSSIBILITIES ARE ENDLESS!

DIR: LYONS RD. NORTH OF HILLSBORO GO WEST (LEFT) ON 74TH PLACE. HOUSE WILL BE ON THE CORNER OF 74TH AND 49TH.

BRK-REM: THIS IS BUILDERS PERSONAL HOME. PLENTY OF OPTIONS WITH THIS FLOORPLAN. SELLER WILL ADD POOL FOR BUYER, CALL FOR DETAILS.

LV: 15X29 DR: 12X13 DA: KT: 20X16 FR: 17X14 FL: PR: 11X54

MB: 21X18 2B: 3B: 4B: 5B: DN: PB:

BEDRM: 1BR+GRND MBRUPSTR UR: CF:

MSBTH: SHWRONLY PETS: Y/ NON

INTER: 1FLENTRY BUILT-INS FOYER FRENCHDR PANTRY VOLUMCEIL WALKCLOS

EQUIP: AUTOGRDR DISHWASH DISPOSAL DRYER MICRO RANGE-G REFRIG WALLOVEN WASHER SMOKEDET

WNDW: BLINDS RESTR: NONE HOPA: N

EXTER: DECK LIGHTING OPENBALC PATIO SCRNPORCH SHUTTERS ROOMPOOL

GUEST: 2BATHS GARAGE LIVROOM GUEST SQ FT: 0

SUBDV: PAVEDRD PRIVROAD MAINT: CABLEAVL:

HEAT: CENTRAL ELEC SPRINK: WTR: MUNICIPL SEWER: SEPTIC

COOL: CENTRAL ELEC TRMSCONS: CONV ASSUME: DAV/SOH: 603,290

MPR: N TOA: N FEE: DMV/ASV: 603,290

TX: 12,384 TXYR: 2010 TAX: HOMESTEAD WIDOWEXPT TM:

SPEC: AS-IS 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.7400nw49lane.info PHOTO: 1PLUS WD:

EMAIL: martadupree@dupreeteam.com VT:

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

OCCUP: OWNER SHOW: CALL-LA APPT-ONLY LD: XD:

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

PREV\$: 999,000 PRICE CHNG: 02/11/11 ORIG LP: 999,000 L2:

INet: Y/CUSTOM ESTATE HOME WITH OVER 5700 SQ FT UNDER AIR. BAMBOO FLOORS, CUSTOM MOLDINGS, SPACIOUS AND COMFORTABLE LIVING. NEW 2 STORY LARGE GUEST HOME.

MOBILE HOME DECAL: SZ: S#: BRAND:

FEEINCL: MISC:

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

ECD: CB: SPID: S1:

TR: SC: SPID2: S2:

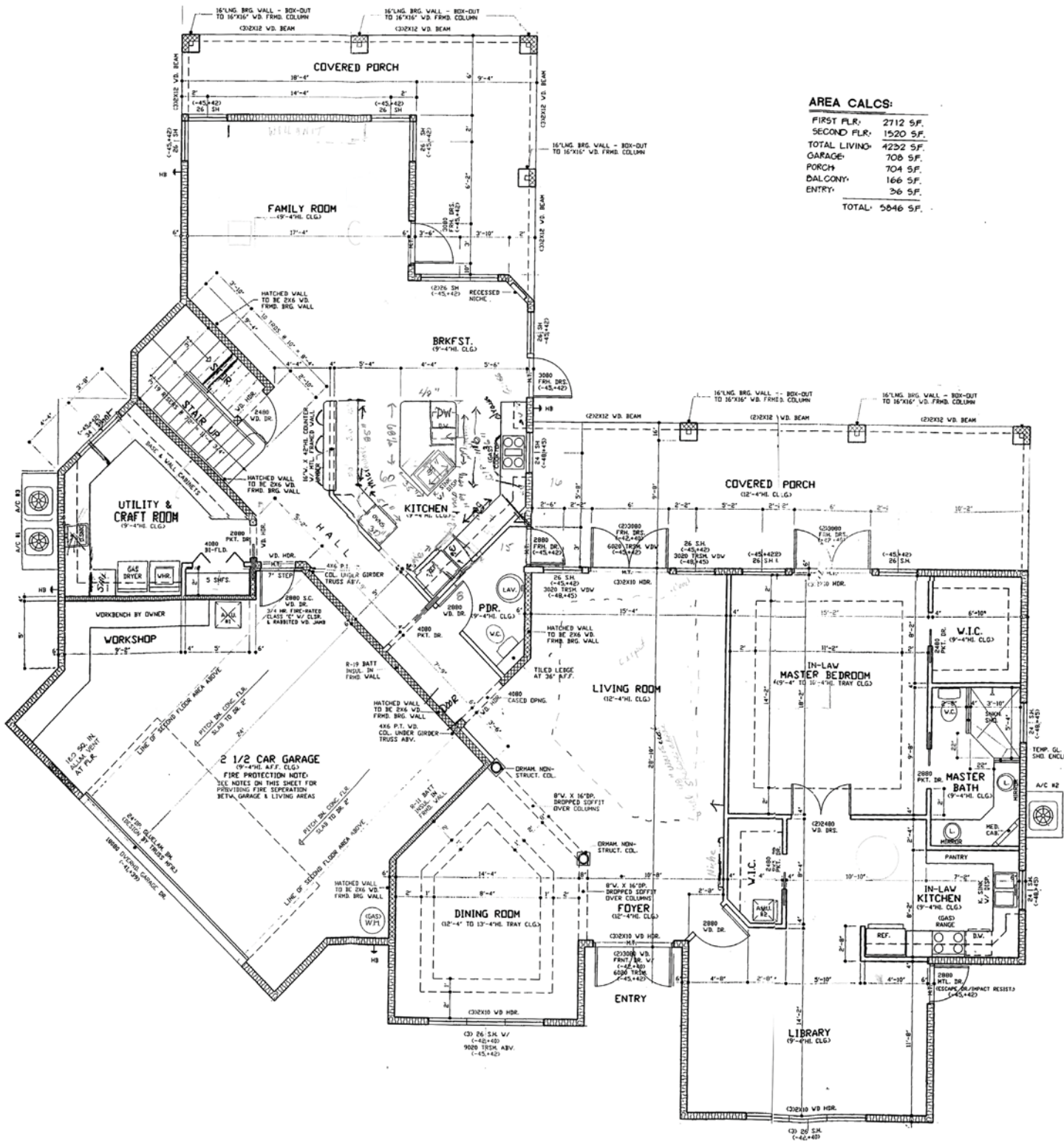
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1ST FLOOR PLAN



AREA CALCS:

FIRST FLR:	2712 SF.
SECOND FLR:	1520 SF.
TOTAL LIVING:	4232 SF.
GARAGE:	708 SF.
PORCH:	704 SF.
BALCONY:	166 SF.
ENTRY:	26 SF.
TOTAL:	5846 SF.

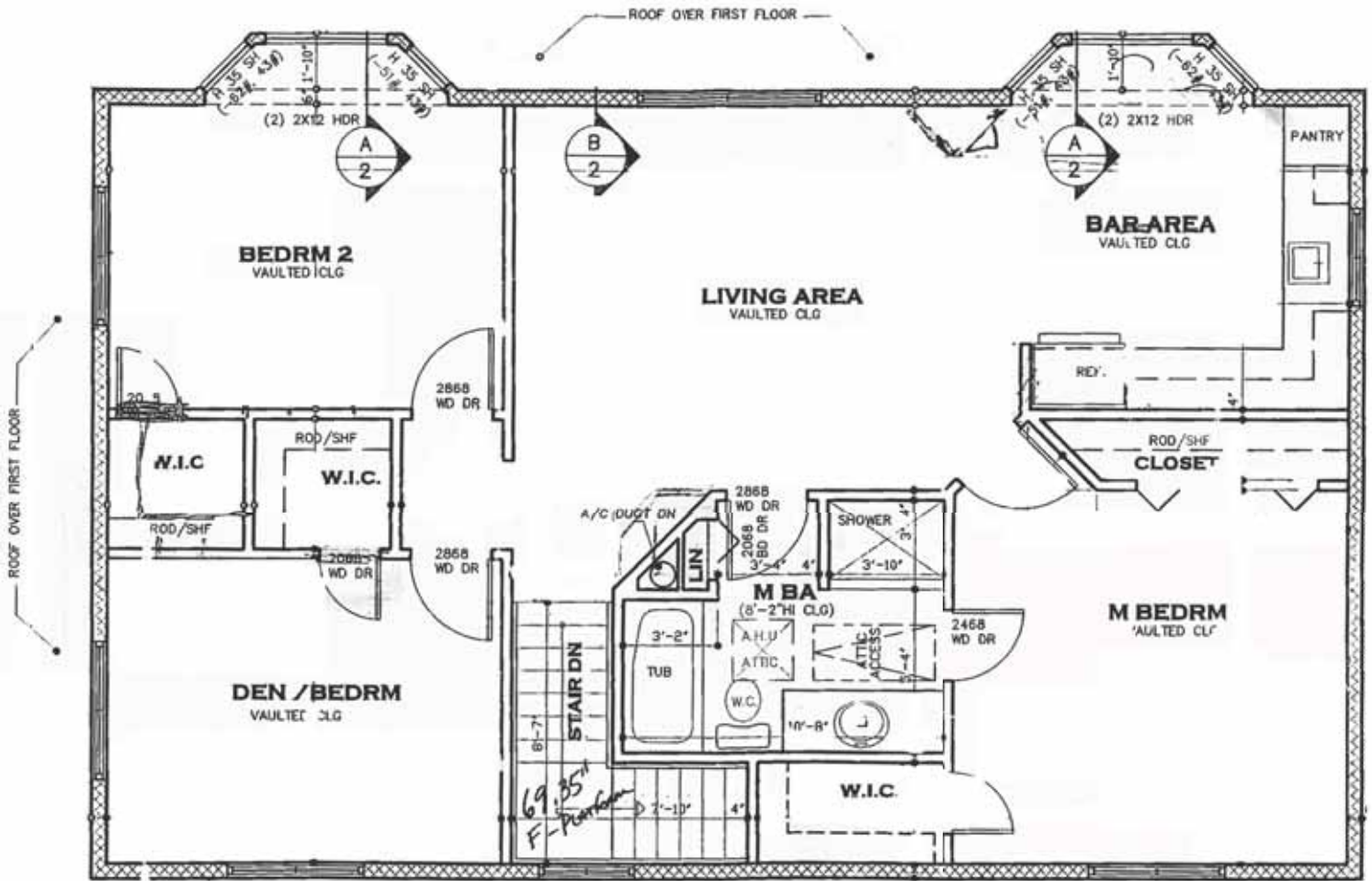
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GUEST HOUSE 2ND FLOOR PLAN



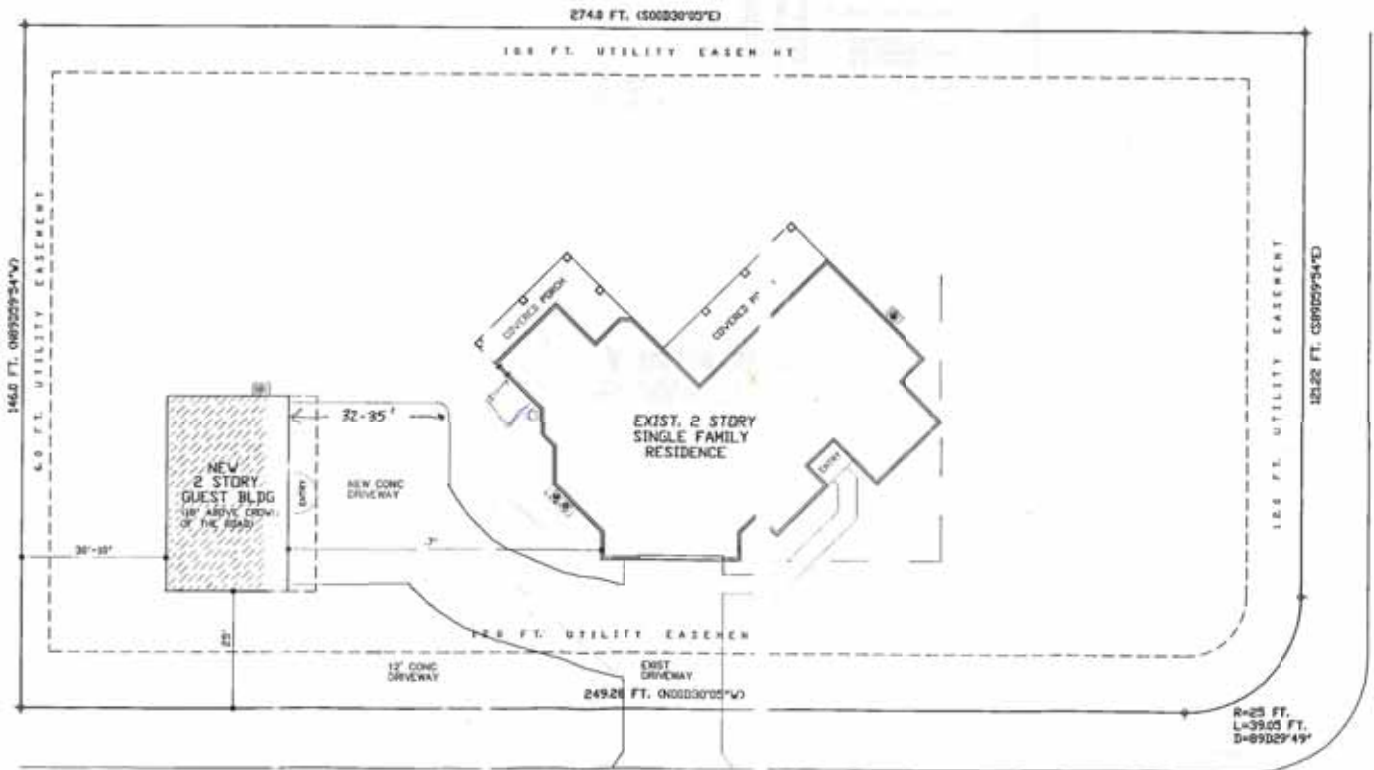
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SITE PLAN



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Community Map



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