

18703 Palm Beach Blvd

Special Features

Expansive Exterior

Rare chance to own in exclusive Palm Beach Estate Gated Community

*One and half story private waterfront estate home
No expense spared in developing & designing this outdoor paradise.*

1.65 acre cul-de-sac wooded lot w/ over 300' of private water's edge

Sports Court (Full size Basketball/ Tennis Court) with sport tiles and professional lighting, dog run, outdoor storage

*Three-car oversized garage w/workshop
All-around sprinkler; Outdoor lighting; & Mosquito system*

Screened retreat patio

Water well and Aerobic septic system

Fenced back yard with room for pool and outdoor kitchen

Recently Added:

- *Professionally stocked fishing oasis, with acres of hardy aquatic landscaping*
- *Outdoor fishing pier with walkway, tackle storage, lighting, canoe dock and storage*
- *Two bridges connecting 2 newly cleared and planted private waterfront shorelines, and 2 new large decked outdoor waterfront living areas.*
- *Walking path around all water areas, and Natural stone walkway connecting all outdoor living areas and bridges*
- *Koi pond, bog, custom stone waterfall with lighting*
- *Extensive collection of now established landscaping including Texas native wildflowers*
- *Huge 40' covered Pergola /Lanai outdoor living space with outdoor fans, lighting, dry bar and entertainment area.*
- *Two covered designer front porch patios added.*
- *Outdoor fire pit w/seating*
- *Swing overlooking picturesque creek for boating*



Gourmet Kitchen

Kitchen boasts elegant open concept design to morning room

7ft wall of windows to watch resident hummingbirds

Granite counters, High-end stainless appliances,

Oversized Center Island with eat-in bars

Custom cabinetry, walk-in pantry

Serving window for easy entertaining at patio,

Computer/study nook/second butler's pantry area



Luxury Master Bath

Custom 2 person 9 Station personal shower spa with seating

Elegant claw foot soaking tub

Granite countertops, Custom cabinetry elegant finishing

His and Her high vanity w/Her seating vanity

Enormous walk-in closet with custom built-ins, natural lighting and seating



Dramatic Interior

Masterfully designed custom finishing's, 5535 Sq. Ft, 5/6 bedrooms, 6 full baths, 2 half Baths, Extensive millwork, 10 foot ceilings, 7 foot windows, pocket doors, tons of storage, wood flooring throughout

Extensive Remodeling in secondary bedrooms & en-suite bathrooms also at entry family living area.

Spacious & Secluded master suite w/ sitting area and beautiful water views

Recently Upgraded

- *1200 Sq.ft Carpet at Game/Media*
- *A/C Unit, 16 Seer*
- *Tile flooring in bathrooms*
- *Light fixtures with LED lighting throughout home*
- *Three hot water heaters*
- *Hand painted home interior*
- *Flooring, lighting and insulation at walk-in attics*

Family room features expansive window views of the water and front courtyard

Recessed lighting throughout home

Trey ceilings

Fire/Smoke alarms and security cameras

Hunter Douglas ceiling fans throughout,

Radiant barrier for energy efficiency

Unique custom design to allow split living areas, ideal home for multi-generational living.

Waterviews from nearly every room!



Room Dimensions

<i>Living Room 17 X 21</i>	<i>Gameroom 15 X 21</i>
<i>Dining Room 12 X 14</i>	<i>Kitchen 16 X 17</i>
<i>Breakfast Room 8 X 16</i>	<i>Den 25 X 32</i>
<i>Study 10 X 13</i>	<i>Extra Room 13 X 22</i>
<i>Master Bedroom 15 X 17</i>	<i>4th Bedroom 11 X 14</i>
<i>2nd Bedroom 13 X 17</i>	<i>5th Bedroom 15 X 15</i>
<i>3rd Bedroom 15 X 15</i>	<i>Utility Room 10 X 10</i>