

**Residential Customer Report w/ Addendum**



**Isabella Scott 561-866-2927**  
[www.isabellascott.com](http://www.isabellascott.com)

**MLS #:** R2955849    **St:** ACT    **Sub-Type:** T    **LP:** \$359,000  
**Area/Geoarea:** 4230 / PB06    **OLP:** \$549,000    **RP:**  
**Addr:** 240 Captains Walk #510 # 5-510  
**City:** Delray Beach    **Zip Code:** 33483 8037    **DOM:** 191  
**County:** Palm Beach    **Zoning:** RES  
**Parcel:** 12434633330055100  
**Legal:** Captains Walk Condo Lot: 510 Blk:5

**Subdivision:** Captains Walk Condo  
**Development:** Pelican Harbor  
**Model Name:**  
**Lot Size:**  
**Waterfront:** Y    **Wtr Frontage:**  
**Pvt Pool:** N    **Dock #:**  
**Front Exp:** N  
**Garage:**  
**Carpport:** 1  
**Parking Space:**

<b>Living Rm:</b>	18 X 15	<b>Den:</b>	X	<b>Master BR:</b>	16 X 13	<b>Liv SqFt:</b>	1,654	<b>BR:</b>	3
<b>Kitchen:</b>	13 X 8	<b>Family Rm:</b>	X	<b>Bedroom 2:</b>	13 X 10	<b>Tot SqFt:</b>	1,800	<b>TB:</b>	2.1
<b>Dining Rm:</b>	X	<b>Florida Rm:</b>	X	<b>Bedroom 3:</b>	13 X 10	<b>Guest Hse:</b>		<b>Pets:</b>	R
<b>Dining Ar:</b>	15 X 11	<b>Patio/Balc:</b>	9 X 12	<b>Bedroom 4:</b>	X	<b>Yr Built/Desc:</b>	1987 / RSL		
<b>Utility:</b>	X	<b>Porch:</b>	9 X 2	<b>Bedroom 5:</b>	X	<b>Pool Size:</b>		<b>X</b>	

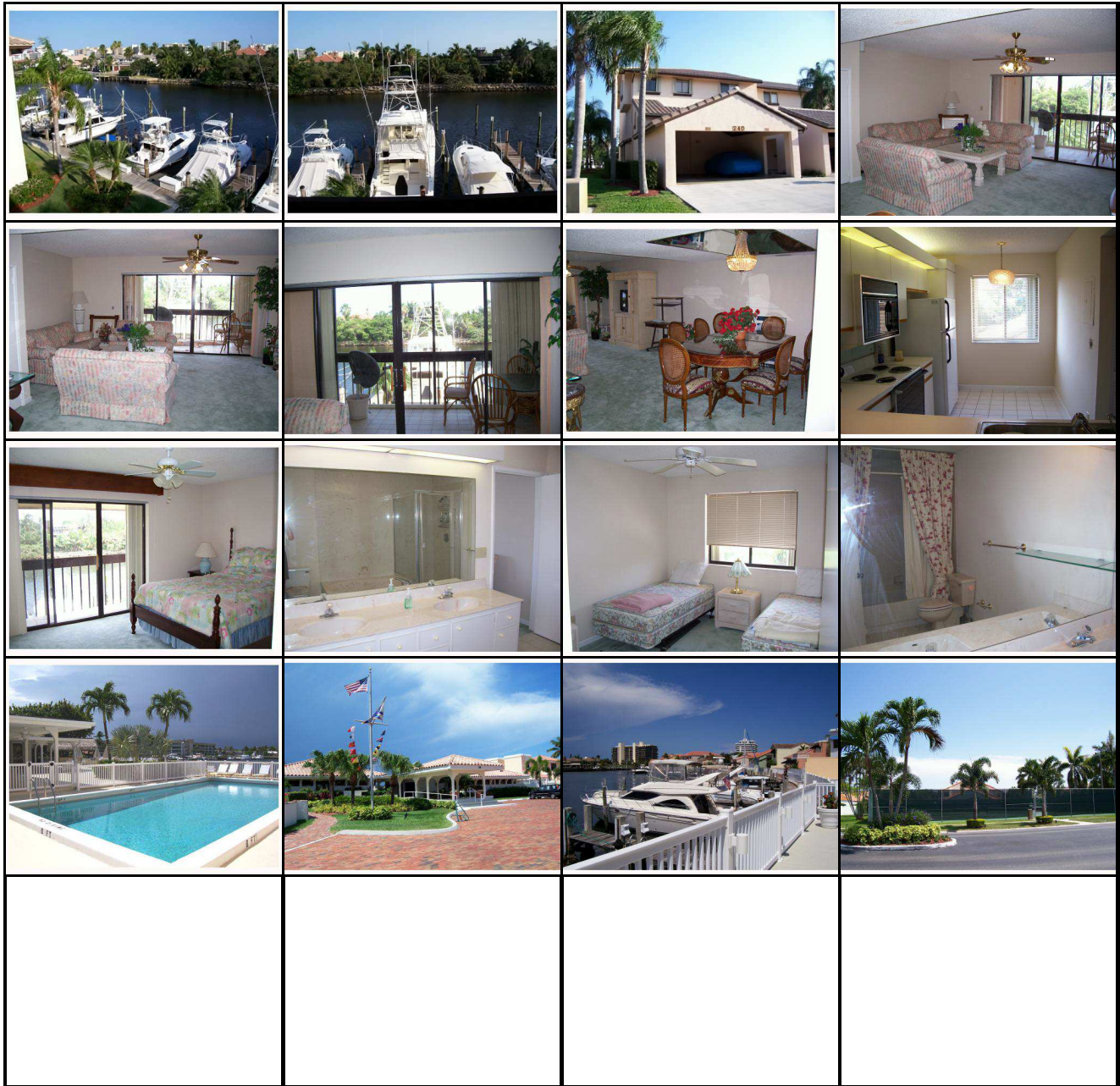
<b>Bldg #:</b>	<b>Unit Flr #:</b> 2	<b>Land Lease:</b>	<b>Mobile Home Size:</b> X
<b>Floors/Bldg:</b> 3		<b>Rec Lease:</b>	<b>Decal #:</b>
<b>Units/Bldg:</b>		<b>Min Days/Leases:</b>	<b>Serial #:</b>
<b>Units/Complex:</b> 270		<b>Lease Times/Yr:</b>	<b>Brand Name:</b>

**Governing Bodies:** Condo    **Application Fee:** 200    **Tax Year/Amt:** 2008 / 9251  
**HOA:** M / 485 / MON    **Mbrshp Equity:**    **Spec Asmt:** N  
**Dir:** Fed Hwy, Rt @ Tropic Isle Dr(Casual Patio), Rt @ Pelican Harbor (Harbor Cir)

3 BR Corner Townhome overlooking fabulous canal views. PRICE REDUCED AGAIN 35% - \$190,000!! -HIGHLY MOTIVATED SELLERS!! BRING ALL OFFERS!! Freshly painted-walls,doors & trim, eat-in kitchen, large baths, double sinks, large screened balcony.ADDENDUM.

Large docks avail to rent or purchase for up to 60'+ boats. Lease Option OK. Gated waterfront and active boating community - large yacht club with fitness center and meeting rooms overlooks the Pelican Harbor yacht basin, protected deepwater docks in the harbor and along the C-15 canal, offering no fixed bridge, easy ocean access to 2 inlets. Other amenities include 2 large pools, 2 lighted tennis courts, 24-hour guard gated entry and on-site management. Pelican Harbor is conveniently located within minutes of Delray's Atlantic Avenue and its wonderful shops and cafes, and beautiful beaches. \$1000 Capital Contribution due to Pelican Harbor Association at closing.

<b>Boat Service</b> Dock Avail Elec Avail Water Avail 51-60 Ft Bt 0-20 Ft Boat 21-30 Ft Bt 31-40 Ft Bt 41-50 Ft Bt Yacht Club	Refrigerator Range Dishwasher Elec Wtr Htr Disposal Microwave	Ent Lvl Liv	<b>Restrictions</b> Tenant Apprv Buyer Apprv Intervw Req Pet Restr 1 Pet 21-30 Lb Pet	Exer Room Library Spa- Hot Tub Mgr on Site	<b>Waterfront Desc</b> No Fxed Brid Intracoastal Ocean Access Navigable Interior Can
<b>Construction</b> CBS	<b>Exterior Feature</b> Scrnd Bal Open Balcony	<b>Maintenance Fee Includes</b> Common Area Exterior Maintenance Lawn Care Pool Service Security Roof Maintenance Manager Cable Management Fees	<b>Roof</b> S-Tile	<b>Taxes</b> City / Co	<b>Window Treatment</b> Sliding Blinds Verticals Hurricane
<b>Cooling</b> Central Electric	<b>Flooring</b> Carpet Ceramic Tile	<b>Master Bdrn Bath</b> Sepshower Sepbath Dual Sinks	<b>Rooms</b> None	<b>Terms Considered</b> Cash Conventional Lease Option Lease Purch Will Rent	<b>Unit Description</b> Corner Multi-Level
<b>Design</b> Lt 4 Floors Townhouse	<b>Furnished</b> Unfurnished Furnishd Onl	<b>Parking</b> Att Carport Guest Driveway 2 + Spaces Assigned	<b>Security</b> Gate-Manned	<b>Showing Instructions</b> Lbx-Call Lo Call LA	<b>Utilities</b> Elec Avail Public Water Public Sewer Cable
<b>Dining</b> Din-Liv Eat In Kitch	<b>Heating</b> Central Electric	<b>Possession</b> At Close Funding	<b>Special Information</b> Sold As-Is	<b>Subdivision Info</b> Boating Tennis Pool Clubhouse	<b>View</b> Canal



DOM: 191

CDOM: 190