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HR PROPERTIES



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*Royal Fern Village
Barcelona Collection Home
\$499,000
3-Bedrooms/3.5-Baths
3,400 Square Feet*

- Price:** \$499,000 - Furnished & Turnkey
Model: Barcelona Collection Home
Address: 2006 Royal Fern Court In Royal Fern Village
Size: 3-Bedrooms, 3.5-Baths, 3,400 SF
Garage: 2-car garage & Expanded Golf Cart Garage
Taxes: \$7159.02 (2010)
Comments: Perfectly maintained Barcelona Collection home has a fabulous panoramic pond and golf course view. Move in condition - Special features include: hurricane shutters, new roof, expanded pool/patio, new patio screening, new floors & More! See complete list on following pages!



HR PROPERTIES

Palm City Professional Building: 2646 Mapp Road, Suite 306, Palm City, FL 34990



Family Room/Great Room
16' x 17'
Golf Course & Pond View



New Modern Kitchen
14' x 13'
Golf Course, Pond View & Patio View



Florida Sun Room
Panoramic
Golf Course & Pond View





Enlarged Pool/Patio

Premier & Panoramic

Pond & Golf Course View



3-Bedrooms & 3.5 Baths

Master Bedroom Suite, 15' x 20'

Spacious Walk In Closets & Master Bath



#2 Bedroom, 12' x 16'

Spacious Walk In Closet & Attached Bath



#3 Bedroom, 14' x 13'

Double Closets & Attached Bath



Price: \$499,000 - JUST LISTED

Model: Barcelona Collection Home

Address: 2006 Royal Fern Court In Royal Fern Village

Size: 3-Bedrooms, 3.5-Baths, 3,400 SF

Garage: 2-car garage & Expanded Golf Cart Garage

Comments: Perfectly maintained Barcelona Collection home has a fabulous panoramic pond and golf course view. Move in condition - Special features include:

2008 Installed hurricane shutter on all windows

2007 30" Grill with Rotisserie & Smoker

2007 Installation of gutter & downspout

2007 Installation of custom his & her bedroom closets

2007 Installed new washer & dryer

2007 Installed new remote door entry on garage

2006 Cart barn expanded on left side of house

2006 Installed Quiet Source generator

2006 Installed another propane tank to supply the generator

2006 Replaced front door with glass paneled

2005 Replaced existing chimney

2005 Installed insulation throughout attic space including garage areas

2005 Expanded the pool area deck another 1.5"

2005 Installed new screening around the pool deck

2005 Carpeted garage floor

2005 Installed air conditioning in garage

2005 Installed a safe permanently on floor of "her" closet and another on the wall in "his closet."

2004 New roof

2000 Installed surround sound equipment with new receiver set, infer red remote system, etc.

1999 Replaced existing tile floors throughout the house

1997 Enclosed the lanai area with sliding glass doors





Premier Location & View

Changes have been made to the floor plan
 patio has been enlarged
 Florida Sun Room has been added,
 Summer Kitchen has been added
 Garage has been enlarged
 & Lots More!

Barcelona Model Home

3-bedroom/family room/ 3 1/2 bath,
 3036 sq.ft. of living area

