

# INSIDE

Palm Beach Resale

# Real Estate

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## Coldwell Banker lists remodeled pool home at Valencia in Boca Pointe for \$610,000

This three-bedroom home with a loft/den sits on a corner lot in the Valencia neighborhood in Boca Pointe. The home also features marble flooring with wood inlays on the first level and wood stairs and wood flooring on the diagonal on the second floor.

The living room has a high-end decorative cove ceiling with under lighting, wet bar with copper sink, glass cabinets, architectural columns and recessed lighting. The kitchen has Dacor luxury oven and cooktop, Jenn-Aire two-door refrigerator, granite countertops, 48-inch cabinets, pull-outs and marble backsplash with accent insets.

The master bedroom ceiling is covered with moldings, up lighting and sconces; the master bath and closet have been updated with a claw foot tub, dual-vessel sinks, marble floors, custom cabinetry and custom closet. Extra baths offer onyx vessel sinks, waterfall faucets and Toto toilets. Other features include Plantation shutters, closet systems, 7-inch baseboards, a central vacuum on both levels and front-load washer/dryer in its own utility room.

The backyard pool area is walled with pavers and many outdoor seating options including a private awning covered nook off the living room.



**The backyard pool at this Boca Pointe home is walled with pavers and has many outdoor seating options.**

This home at 23343 Mirabella Circle North in Boca Raton, MLS RX-10161916, is listed at \$610,000.

**CALL Diane Keane, Coldwell Banker Residential Real Estate, (561) 302-4333 • VISIT ColdwellBankerHomes.com**

## Festival Of The Arts BOCA announces pre-festival concert/reception on Friday, November 13

Lang Realty is a proud sponsor of the 2016 Festival of the Arts BOCA, which is hosting a special pre-festival concert and reception to announce the 10th Anniversary line-up on Friday, November 13 at 7 p.m. (doors open at 6:30 p.m.) The event takes place at the Mizner Park Cultural Arts Center in Boca Raton. Tickets are \$25 per person and are available at FestivalBOCA.com.



**Danielle Wertz was the winner of the Washington Women in Jazz Festival Young Artist Competition in 2012, a finalist in the national selection for the Jazz Vocal position with the U.S. Navy Commodores, and this year received a DownBeat Student Music Award for Outstanding Performance.**

The concert features the Danielle Wertz Quintet from the Frost School of Music's Henry Mancini Institute. Wertz, an award-winning vocalist from Falls Church, Virginia, currently is majoring in Jazz Vocal Performance at the University of Miami's Frost School of Music, under the direction of Dr. Kate Reid.

The 10th Annual Festival of the Arts BOCA is scheduled March 4-16, 2016, presented by the Schmidt Family Centre for the Arts at the Mizner Park Amphitheater and Mizner Park Cultural Arts Center in Boca Raton. The diverse, multi-cultural Festival once again will bring culture, world-class talent and "awe" to South Florida.

**VISIT LangRealty.com**

## David Mundt of Signature boosts luxury listings in preparation for busy winter season ahead

David Mundt of The Signature Real Estate Companies has bolstered his impressive listing inventory to more than \$10 million over the past few weeks, in preparation for what is expected to be an extremely busy winter selling season for luxury homes.

As managing director of the luxury portfolio for Signature International Premier Properties, LLC, Mundt is responsible for much of Signature's recent success since the firm entered the luxury segment of the residential market earlier this year.

"David's success has skyrocketed over the past two years," says Ben Schachter, broker and owner of The Signature Real Estate Companies. "It is because of David's incredibly hard work, sophisticated marketing, exceptional customer service, great use of technology and stellar reputation that he has succeeded."

As one of the most diligent real estate professionals in South Florida and because of his many achievements, Schachter says, Mundt has been awarded a "S.T.A.R." (Signature Top Agent Recognition) on multiple occasions. "David is one in a million and will lead the luxury real estate market for many years to come," Schachter says.



**David Mundt is managing director of Signature International Premier Properties, LLC.**

**CALL David Mundt, (561) 670-0403 • VISIT LuxuryHomesByDavidMundt.com**

## Regency Realty Services on new mortgage disclosures, closing procedures now in effect

Regency Realty Services, with more than 200 trained consumer-friendly Realtors, is available to guide you step-by-step to become a successful homeowner by defining what affordable means to you, understanding your credit, and picking the mortgage type and down payment that work best for you.

All-cash home sales in Florida now are down to 31.3 percent of all sales. Statistics show that Florida had the second-highest number of all-cash home transactions, while New York had the highest percentage of all-cash sales of any state at 47 percent. Measured by population, the West Palm Beach-Boca Raton metro area had the highest cash sales share in the country at 55.5 percent.

Jana N. Jeansonne, broker/owner of Regency Realty, says now is the time to understand the "know-before-you-owe" mortgage initiative that goes into effect this month. It includes the use of a new loan estimate to replace the traditional good faith estimate, and a new closing disclosure replacing HUD-1 settlement in all financed transactions.

For 15 years, Regency has served South Florida with over \$1 billion in sales. The company developed a



**Jana N. Jeansonne is broker/owner of Regency Realty Services in Boca Raton.**

one-stop shopping concept, with mortgage advisors, a title company and a real estate attorney all under one roof to save clients time and money.

**CALL Jana N. Jeansonne, CIPS, GRI, CRB, Regency Realty Services, (561) 394-4600 • VISIT RegencyFlorida.com**

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# Coldwell BankerHomes.com

**Statewide Open House Event** — Call **866.600.6008** and enter the ☎ code for property details or to speak with the agent.



**Tropic Isle** | 5/6.5 | \$2,650,000 | Jonathan Postma 866.600.6008 ☎457075  
**Open Sun 1-4** | 861 Nafa Drive | Search RX-10173053 on CBHomes.com



**Boca Harbour Island** | 3/3.5 | \$1,899,999 | Jun Wohlgemuth 866.600.6008 ☎362459  
**Open Sun 12-4** | 7001 NE 8th Drive | Search RX-10170367 on CBHomes.com



**Bocaire Country Club** | 4/3.5 | \$960,000  
Elvira Galper/Maura Slaughter 866.600.6008 ☎362816  
17642 Bocaire Way  
Search RX-10146150 on CBHomes.com



**Bocaire Golf Club II** | 4/5.5 | \$579,900  
Elvira Galper 866.600.6008 ☎362871  
**Open Sun 2-4** | 4324 Bocaire Boulevard  
Search RX-10163151 on CBHomes.com



**Canyon Springs** | 5/3 | \$515,000  
Claire Sheres, PA 866.600.6008 ☎362779  
11699 Rock Lake Terrace  
Search RX-10173443 on CBHomes.com



**Wellington Shores** | 4/2.5 | \$395,000  
Ginette Pesant 866.600.6008 ☎362887  
**Open Sun 1:30-4** | 11062 Laurel Walk Road  
Search RX-10170415 on CBHomes.com



**Boynton Oasis Condo** | 3/2.5 | \$199,000  
Barbara Lafaro 866.600.6008 ☎489289  
**Open Sun 11-2** | 6433 Park Lake Circle  
Search RX-10153909 on CBHomes.com

**Enclave** | 7/5.5 | \$1,399,999  
Claire Sheres, PA 866.600.6008 ☎362720  
6487 Enclave Way  
Search RX-10166614 on CBHomes.com

**Landings** | 5/5.5 | \$1,375,000  
Claire Sheres, PA 866.600.6008 ☎362725  
6558 NW 38th Court  
Search RX-10168870 on CBHomes.com

**Dunes of Ocean Ridge** | 3/2.5 | \$999,000  
Lucie Perfetto 866.600.6008 ☎362461  
**Open Sun 1-3:30** | 6711 N Ocean Boulevard 14  
Search RX-10119421 on CBHomes.com

**Hamptons at Woodfield CC** | 4/4 | \$850,000  
Claire Sheres, PA 866.600.6008 ☎362764  
3129 Westminster Drive  
Search RX-10169919 on CBHomes.com

**Ocean Heights** | 4/3 | \$749,000  
Elke Hammer 866.600.6008 ☎479569  
**Open Sun 12-3** | 445 NE 2nd St  
Search F1336757 on CBHomes.com

**Hillsboro Harbor** | Lots/Land | \$749,000  
Nancy Ghen 866.600.6008 ☎362429  
2751 NE 22 Court  
Search RX-10171458 on CBHomes.com

**La Fontana** | 2/2 | \$590,000  
Chris Bottini 866.600.6008 ☎362742  
2001 N Ocean Boulevard, Unit #1704  
Search RX-10170947 on CBHomes.com

**Boynton Waters** | 4/3 | \$486,000  
Maura Slaughter/Elvira Galper 866.600.6008 ☎362842  
**Open Sun 10-12** | 9380 Lakeside Lane  
Search RX-10124743 on CBHomes.com

**Spyglass Walk** | 2/2.5 | \$415,000  
Edward Greenberg 866.600.6008 ☎362376  
17047 Boca Club Boulevard 126 A  
Search RX-10170393 on CBHomes.com

**Bocaire** | 3/3.5 | \$399,000  
Maura Slaughter 866.600.6008 ☎362891  
**Open Sun 2-4** | 4229 Bocaire Boulevard  
Search RX-10153114 on CBHomes.com

**Regency Highland Club Condo** | 2/2 | \$390,000  
Stacy Mcnall 866.600.6008 ☎457971  
3912 S Ocean Boulevard, Unit #802  
Search RX-10169814 on CBHomes.com

**Sabal Lakes** | 3/2 | \$339,500  
Amy Kaplan 866.600.6008 ☎494779  
4005 Sea Grape Circle  
Search RX-10169901 on CBHomes.com

**Lakeridge Greens at Pipers Glen** | 3/2 | \$279,000  
Bob Paul 866.600.6008 ☎494147  
12256 Callaway Gardens Road  
Search RX-10167518 on CBHomes.com

**Tropical Lakes Palm Beach** | 2/2 | \$249,000  
Diane Keane 866.600.6008 ☎457837  
5541 Grande Palm Circle  
Search RX-10170430 on CBHomes.com

**The Lakes of Deer Creek** | 3/2.5 | \$236,500  
Linda Petrakis 866.600.6008 ☎484376  
**Open Sun 12-4** | 687 Deer Creek Corona Way  
Search RX-10138984 on CBHomes.com

**Tropic Bay Condo** | 2/2 | \$225,000  
Diane Keane 866.600.6008 ☎457794  
920 Dogwood Drive, Unit #562  
Search RX-10163893 on CBHomes.com

**Woodlands** | 2/2 | \$193,640  
Michael Grant 866.600.6008 ☎362379  
2137 Deer Creek Woodlands Way  
Search RX-10169893 on CBHomes.com

**Whitehall Condo** | 2/2.5 | \$184,900  
Ann Rutherford 866.600.6008 ☎491707  
**Open Sun 1-3** | 6217 Balboa Circle # 102  
Search RX-10159475 on CBHomes.com

**Pines of Delray North** | 2/2 | \$175,000  
Mark Lenza 866.600.6008 ☎457852  
2005 NW 18 Av, Unit #102  
Search RX-10166149 on CBHomes.com

**Kings Point** | 2/2 | \$154,900  
Sandra Cook 866.600.6008 ☎495285  
37 Capri A, Unit #37  
Search RX-10173179 on CBHomes.com

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**Boca Beach** 561.395.2233 | **Boca Central** 561.994.8886 | **Boca Downtown** 561.391.9400  
**Boca Resort** 561.447.3229 | **Delray Beach** 561.278.0300

\*Coldwell Banker Residential Real Estate is ranked number one in closed residential buyer and/or seller transaction sides in Palm Beach, Orlando, Tampa/St. Petersburg and Naples/Fort Myers, and number one in residential sales volume (calculated by multiplying number of buyer and/or seller transaction sides by the sales price) in Miami/Fort Lauderdale, Orlando and Tampa/St. Petersburg, according to data submitted to REAL Trends by NRT LLC, 2015. Real estate agents affiliated with Coldwell Banker Residential Real Estate are independent contractor sales associates and are not employees of the Company. The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2015 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Operated by a subsidiary of NRT LLC. Coldwell Banker, the Coldwell Banker logo, Coldwell Banker Previews International and the Previews logo are registered and unregistered service marks owned by Coldwell Banker Real Estate LLC.



# Sun-Sentinel

Publication Date: 10/18/2015