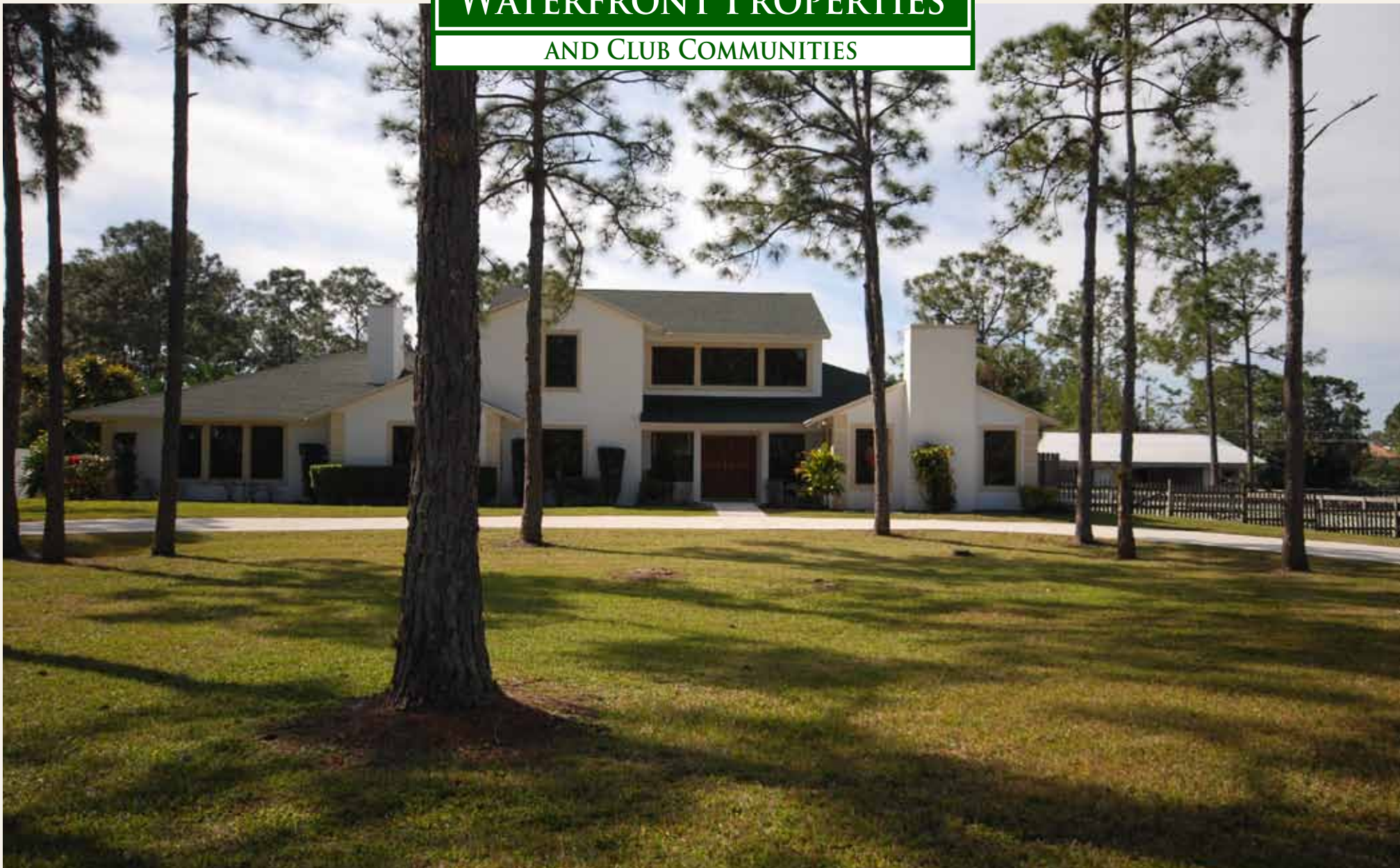


WATERFRONT PROPERTIES<sup>SM</sup>

AND CLUB COMMUNITIES



13088 MALLARD CREEK DRIVE

KATHY PALMER - RANCH PROPERTIES AND WESTERN COMMUNITIES SPECIALIST

[WWW.WESTERNCOMMUNITIES.US](http://WWW.WESTERNCOMMUNITIES.US)



**PROPERTY ADDRESS**

13088 MALLARD CREEK DRIVE

**MLS#**

R3094722

**BEDROOMS**

4

**LIST PRICE**

\$1,200,000

**BATHS**

3.5

**YEAR BUILT**

1989

**ACRES**

5+ ACRES

**LIVING AREA**

4,000 SF

**HOA FEES**

\$340/QTR

**TOTAL AREA**

4,597 SF

**TAXES**

\$10,069 (2008)



SEE LISTINGS FROM ALL BROKERS AT:  
**WWW.WESTERNCOMMUNITIES.US**



**WATERFRONT**<sup>SM</sup>  
**PROPERTIES**  
**AND CLUB COMMUNITIES**  
825 PARKWAY PLAZA, STE 8, JUPITER, FL 33477



**KATHY PALMER**

MOBILE: 561-248-6013 OFFICE: 561-746-7272 EMAIL: KPALMER@WFPC.COM

RANCH PROPERTIES AND WESTERN COMMUNITIES SPECIALIST

VISIT MY WEBSITE TO SEE LISTINGS FROM ALL BROKERS AT: [WWW.WESTERNCOMMUNITIES.US](http://WWW.WESTERNCOMMUNITIES.US)

FINANCING AVAILABLE THROUGH - PALM BEACH FINANCIAL NETWORK • (561) 745-1504

INSURANCE AVAILABLE THROUGH - 1<sup>ST</sup> FLORIDA INSURANCE GROUP • (561) 743-5688

TITLE POLICY AVAILABLE THROUGH - COVE TITLE SERVICES LLC • (561) 747-6000

PRISTINE GATED PROPERTY IN THE EQUESTRIAN COMMUNITY OF CALOOSA FEATURES 4 BEDROOMS, 3.5 BATHS AND A DEDICATED OFFICE, A SCREENED POOL, AND A 4-STALL BARN! THIS SPACIOUS FLOOR PLAN PROVIDES A GREAT FLOW FOR ENTERTAINING WITH PLENTY OF GLASS AND NATURAL LIGHT. MAHOGANY ENTRY DOORS, A CUSTOM OAK STAIRCASE, 2 FIREPLACES, STACKED STONE, TONGUE-AND-GROOVE CEILING WITH MATCHING WALL UNIT, AND BEAMS PROVIDE A WARM AMBIANCE. THE KITCHEN BREAKFAST AREA IS APPOINTED WITH GRANITE, CUSTOM LIGHTING, AND PANTRY. THE MASTER SUITE IS EXPANSIVE, WITH FEATURES INCLUDING A FIREPLACE, RENOVATED MASTER BATH, WOOD FLOORS, AND AN OVERSIZED CLOSET! THE GRACIOUS DINING ROOM CHANDELIER DOES CONVEY!

THE 4-STALL BARN ON THE PROPERTY COULD EASILY CONVERT TO 8 STALLS. DUTCH DOUBLE DOORS, WASH RACK, LARGE FEED ROOM, AND THE TACK ROOM HAVE A/C. THE PROPERTY IS COMPLETELY FENCED AND CROSS-FENCED WITH 3 PASTURES AND 1 PADDOCK. THE SMALL POND'S CENTER IS A FOUNTAIN.

THE ELECTRIC GATED PROPERTY OPENS TO A CONCRETE CIRCULAR DRIVE.



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