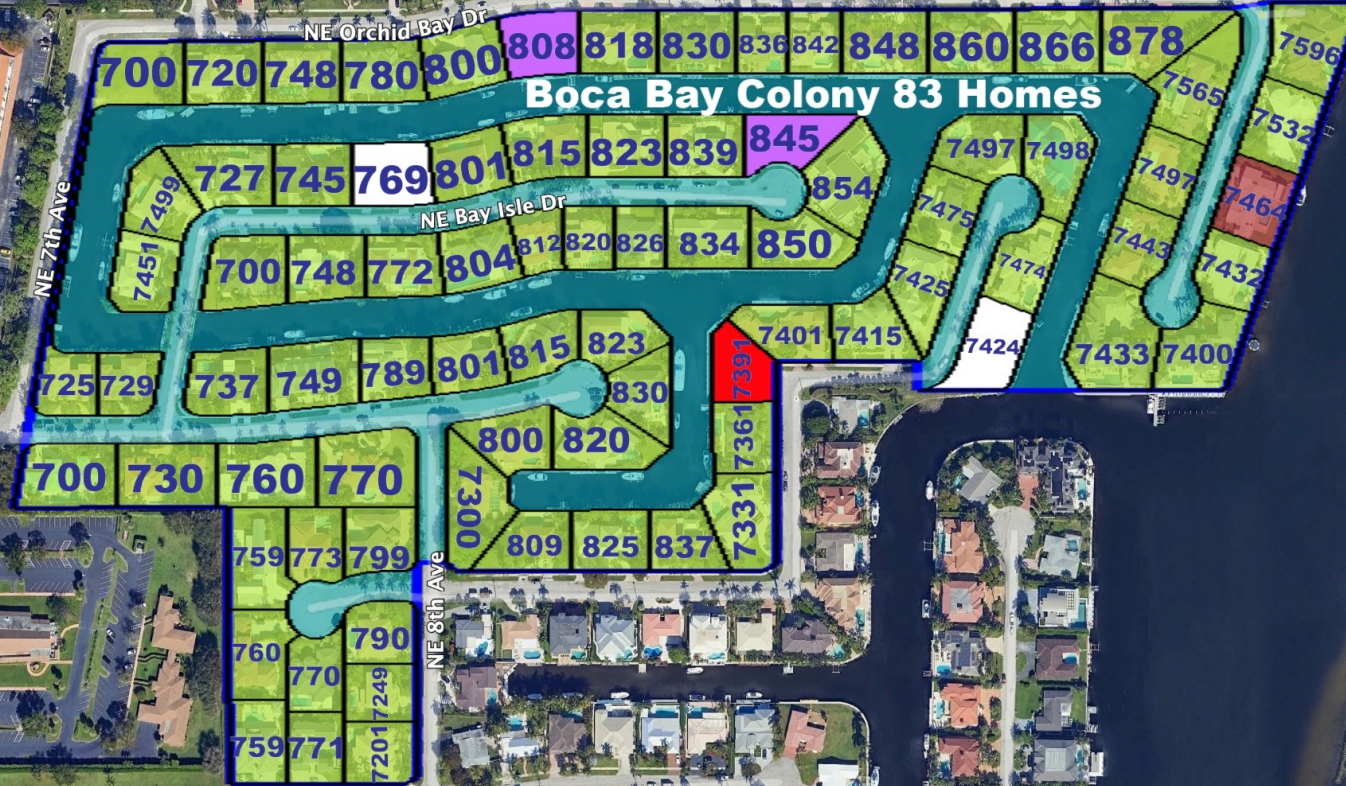


# RE/MAX<sup>®</sup>

## SERVICES



David Remland  
Broker Associate  
(561) 809-8610  
[david@davidremland.ai](mailto:david@davidremland.ai)

## Boca Bay Colony, Boca Raton

### Closed Sales June 2023 – June 2024



FX-10397110 Residential / Single Family Detached  
BR: 4 Bth: 3.1  
WF: No Gar SP: 3  
Unt Flr#: Pets: Yes  
HOA Fee/M: 75 Tax/Yr: \$18,029 / 2022  
Directions: Google Maps.

Closed 7641 NE Morningside Terrace LP: \$1,999,999  
SqFt - Living: 3,485 Area: 4180 Geo: PB02  
Car: YB: 1989 Priv Pool: Yes  
Subd: Boca Bay Colony Sold Date: 03/29/2024 Gov:  
Taxes: Homestead Sold Price: 2,050,000 DOM: 30

**Public Remarks:** Priced below market for quick sale in Boca Bay Colony's highly sought after waterfront community. This 4BR/3.5BA very private, light and bright home with open floor plan has been extensively renovated, boasting marble floors in main area and plank flooring in bedrooms. Owner's Suite exudes luxury with spacious accommodations, walk-in shower/soaking tub, and custom walk-in closets. New kitchen/appliances for dining and entertaining. Pride of ownership shows with 2018 roof, impact doors/windows, and so much more. Relax outside with saltwater pool and expansive green areas, all fully fenced for the dogs and kids safety. Close to beaches, restaurants and everything South Florida has to offer. 3-car garage (Tesla charging/wiring) and security system w/cameras complete the offering. Show & sell.

Email:  
Email:



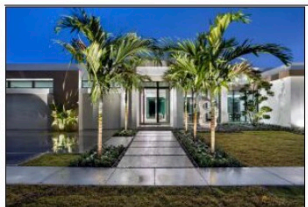
RX-10910471 Residential / Single Family Detached  
BR: 4 Bth: 2.1  
WF: Yes Gar SP: 2  
Unt Flr#: Pets: Yes  
HOA Fee/M: 62.5 Tax/Yr: \$13,420.5 / 2022

Closed 845 NE Bay Isle Drive LP: \$3,175,000  
SqFt - Living: 3,153 Area: 4180 Geo: PB02  
Car: YB: 1980 Priv Pool: Yes  
Subd: BOCA BAY COLONY Sold Date: 10/11/2023 Gov: HOA  
Taxes: Homestead Sold Price: 2,850,000 DOM: 49

Directions: Federal Hwy to NE Boca Bay Colony, Left on NE Bay Isle Ct, take to end property on left

**Public Remarks:** California Contemporary Chic on over approximately 205ft of waterfront with wide turning basin. 3 bedroom, 2.5 bath, office, music room, wet bar, 2 car garage, brand new hurricane rated garage door, home and pool on pilings, roof approximately 12 years, all bedrooms on the first floor. Real working fireplace, resort style outdoor pool area, tiki bar. The 4th Bedroom would be the Loft that can be converted. Please see appraisal in Document section with breakdown of living square feet, total square feet and floor plan. Survey in Document section. See supplemental remarks.

Email:  
Email:



RX-10835900 Residential / Single Family Detached  
BR: 4 Bth: 4.2  
WF: Yes Gar SP: 4  
Unt Flr#: Pets: Yes  
HOA Fee/M: 62.5 Tax/Yr: \$25,634 / 2022

Closed 808 NE Orchid Bay Drive LP: \$6,995,000  
SqFt - Living: 4,510 Area: 4180 Geo: PB02  
Car: YB: 2023 Priv Pool: Yes  
Subd: BOCA BAY COLONY Sold Date: 06/30/2023 Gov: HOA  
Taxes: City/County; New Construction Sold Price: 6,500,000 DOM: 231

Directions: Please call listing office

**Public Remarks:** New Midcentury Modern Deepwater Estate... Experience Palm Springs meets Boca Raton in this new striking single-level waterfront estate encased in stone, porcelain, glass, handsome blonde wood and sited on 121± feet of Deepwater by award-winning JSD Builders, architect Gregory Anderson, and interior furnishings by Danielle DePerro. Outdoor entertaining is enjoyed at the expansive lanai with a summer kitchen, cabana, southeast facing resort-style pool with spa and sun shelf. Prime 101± feet of boat dockage. Other amenities include Club room with bar, office/study, and 4-bay garage for the connoisseur. 4-bay garage can be converted to 5th bedroom with bath and closet. Shown by appointment only.