

The background of the entire image is an aerial photograph of a residential development. A large, central portion of the image is covered by a semi-transparent green overlay, highlighting a specific area within the community. This area contains numerous houses arranged in a grid-like pattern with winding streets and small ponds interspersed throughout. The surrounding areas, visible above, below, and to the right of the green overlay, show other parts of the same or similar residential developments, with houses, roads, and green spaces.

# Boca Bridges 544 Homes

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## Boca Bridges, Boca Raton

### Closed Sales June 2023 – June 2024

01/20/23, 01/20/24



FX-10418408 Residential / Single Family Detached  
**BR:** 5 **Bth:** 6.1  
**WF:** Yes **Gar SP:** 3  
**Unt Flr#:** **Pets:** Yes  
**HOA Fee/M:** 1,068 **Tax/Yr:** \$28,857 / 2023

Closed 17065 Cappuccino Way **LP:** \$2,999,000  
**SqFt - Living:** 5,170 **Area:** 4750 **Geo:** PB04  
**Car:** **YB:** 2022 **Priv Pool:** Yes  
**Subd:** Boca Bridges **Sold Date:** 04/30/2024 **Gov:**  
**Taxes:** Homestead **Sold Price:** 2,831,875 **DOM:** 70

**Directions:** Clint Moore Rd to Lyons Rd north. Left on Sauvignon Pkwy into Boca Bridges. Left on Espresso Mnr. Right on Cappuccino Way.

**Public Remarks:** Best price per sqft home in the premier lifestyle community of Boca Bridges. This stunning 5 bedroom 6 1/2 bathroom highly sought-after Sanibel model was lived in for less than 1 year and boasts \$650k in upgrades. Sited on a beautiful lakefront lot, modern details capture the essence of this home with a contemporary elevation, elegant chef's kitchen with Wolf/Sub-Zero appliances, custom glass staircase, 10 engineered wood plank flooring upstairs, and custom master bathroom with marble finishes. The backyard showcases a gas-heated salt water pool and spa. Conveniences include Cat 5 wiring, whole house water filtration system and upgraded AC unit. Boca Bridges offers world-class amenities including resort-style pools, full-service gourmet restaurant/bar, pickleball, tennis and much more.

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FX-10359105 Residential / Single Family Detached  
**BR:** 5 **Bth:** 6  
**WF:** Yes **Gar SP:** 3  
**Unt Flr#:** **Pets:**  
**HOA Fee/M:** 819 **Tax/Yr:** \$4,044 / 2021  
**Directions:**

Closed 17057 Cappuccino Way **LP:** \$2,999,999  
**SqFt - Living:** 5,519 **Area:** 4750 **Geo:** PB04  
**Car:** **YB:** 2022 **Priv Pool:** Yes  
**Subd:** Boca Bridges **Sold Date:** 06/09/2023 **Gov:**  
**Taxes:** **Sold Price:** 2,772,500 **DOM:** 157

**Public Remarks:** Located in Boca Bridges, a coveted GL community, this new construction waterfront property redefines luxury living in Boca Raton. With wiring for speakers throughout, wiring for security cameras outdoors, game and theater rooms, an upstairs loft, and outdoor plumbing, entertain guests in comfort and style. Every feature is brand new and custom-made, including a built-in mudroom and up-to-date HVAC system. Privacy is top-tier, with no rear neighbors. The garage floors and fans have been installed. Act now to make moves on this one-of-a-kind masterpiece.

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RX-10893361 Residential / Single Family Detached  
**BR:** 5 **Bth:** 4.1  
**WF:** Yes **Gar SP:** 3  
**Unt Flr#:** **Pets:** Yes  
**HOA Fee/M:** 928 **Tax/Yr:** \$17,519.8 / 2022  
**Directions:** Lyons Road to Boca Bridges Entrance. First left. Left on Chauvet Way.

Closed 9064 Chauvet Way **LP:** \$2,295,000  
**SqFt - Living:** 4,222 **Area:** 4740 **Geo:** PB10  
**Car:** **YB:** 2020 **Priv Pool:** Yes  
**Subd:** Boca Bridges **Sold Date:** 07/28/2023 **Gov:** HOA  
**Taxes:** County Only **Sold Price:** 2,175,000 **DOM:** 18

**Public Remarks:** Highly coveted Boca Bridges contemporary Adriana model sited on a private oversized lake lot. Featuring 5 bedrooms plus office plus loft. As you enter the home you are greeted by soaring ceilings and a long view of the lake and pool. Oversized porcelain tile downstairs and wood upstairs. The elegant upgraded kitchen with custom one of a kind marble counter tops is a show stopper. Incredible upgrades including electric window treatments, plantation shutters, designer light fixtures, built ins, magnificent landscaping and so much more. Complete Impact Glass, Natural Gas and too many upgrades to list all inside the ultimate one and only Boca Bridges community offering the premier South Florida Lifestyle.

## Boca Bridges, Boca Raton

### Closed Sales June 2023 – June 2024



RX-10912142	Residential / Single Family Detached	Closed	17371 Rosella Road	LP: \$5,950,000
BR: 5	Bth: 6.1	SqFt - Living: 5,832	Area: 4740	Geo: PB10
WF: Yes	Gar SP: 4	Car: 0	YB: 2020	Priv Pool: Yes
Unt Flr#:	Pets: Yes	Subd: Boca Bridges	Sold Date: 09/29/2023	Gov: HOA
HOA Fee/M: 980.69	Tax/Yr: \$26,999.7 / 2022	Taxes: Homestead	Sold Price: 5,100,000	DOM: 15

**Directions:** Lyons Road to Boca Bridges Entrance

**Public Remarks:** Beautiful Riverside Model only found in Boca Bridges, situated on one of the largest waterfront lots in the community! This property spans .54 acres, showcasing its private 30x50 sport court with pickle-ball lines and net, a 3-hole putting/chipping green, and a spectacular custom infinity pool and spa. The most popular floorplan with 5 bedrooms, 6.5 baths & over 5800 SF under air. The backyard is completely private and fully custom landscaped. The summer kitchen is equipped with a 42" Alfresco grill, two fridges, & surround sound speakers. Enjoy a dog lover's paradise, the property is totally surrounded with pro toad fencing and luxurious turf. The house also comes complete with a brand new Generac full-house generator. Experience the convenience of this Control-4 smart home!

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RX-10859583	Residential / Single Family Detached	Closed	17206 Brulee Breeze Way	LP: \$5,995,000
BR: 6	Bth: 7.1	SqFt - Living: 7,745	Area: 4740	Geo: PB10
WF: Yes	Gar SP: 4	Car:	YB: 2022	Priv Pool: Yes
Unt Flr#:	Pets: Yes	Subd: BOCA BRIDGES	Sold Date: 10/02/2023	Gov: HOA
HOA Fee/M: 980	Tax/Yr: \$8,546.94 / 2022	Taxes: City/County; Homestead	Sold Price: 5,650,000	DOM:

**Directions:** Starting on Lyons Rd, turn onto Sauvignon Pkwy. From there you will drive down Sauvignon Pkwy for approx. 0.4 miles and turn right onto Brulee Breeze Way.

**Public Remarks:** EXTRAORDINARY VALUE: Exquisite palazzo estate in Boca Bridges is now available. This customized lakefront masterpiece offers spectacular design and lifestyle with great amenities and security in a prestigious Boca Raton neighborhood. With a total of 9,769 SF, luxury living is elevated in this 6 bedroom, 7.1 bath home with tranquil lake views. This impressive two-story home permeates with themes of clean lines, sophisticated design and stunning finishes. Each curated space is masterfully designed for luxurious living and gracious entertaining.

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RX-10966887	Residential / Single Family Detached	Closed	9642 Chianti Classico Terrace	LP: \$3,100,000
BR: 5	Bth: 5	SqFt - Living: 3,947	Area: 4750	Geo: PB04
WF: Yes	Gar SP: 3	Car:	YB: 2021	Priv Pool: No
Unt Flr#:	Pets: Yes	Subd: Boca Bridges	Sold Date: 04/25/2024	Gov: HOA
HOA Fee/M: 1,122	Tax/Yr: \$26,143 / 2023	Taxes: County Only	Sold Price: 3,100,000	DOM: 28

**Directions:** Starting on Lyons Rd, turn onto Sauvignon Pkwy. Proceed 0.8 miles to Chianti Classico Terrace and turn right. Proceed another 0.3 miles, 9642 Chianti Classico Terrace will be on the right side.

**Public Remarks:** Introducing 9642 Chianti Classico Terr, an exquisite sanctuary where luxury living meets serene lakefront vistas. This magnificent one-story Charleston Grande model is nestled within the prestigious Boca Bridges, promising resort-style living within the comfort of one's community. Encompassing a total area of 5,013 square feet, this remarkable property boasts an approximate interior space of 3,947 square feet. Offering five bedrooms and five full bathrooms, it provides ample room for comfortable living and luxurious accommodation. Enter inside to discover exquisite limestone flooring that sets the tone for elegance throughout. This is not just a home; it's a smart home, equipped with the latest technology to elevate your lifestyle.



## Boca Bridges, Boca Raton

### Closed Sales June 2023 – June 2024



RX-10882866	Residential / Single Family Detached	Closed	9081 Chauvet Way	LP: \$2,550,000
BR: 5	Bth: 6	SqFt - Living: 4,735	Area: 4750	Geo: PB04
WF: Yes	Gar SP: 3	Car:	YB: 2020	Priv Pool: Yes
Unt Flr#:	Pets: Yes	Subd: Boca Bridges	Sold Date: 08/09/2023	Gov: HOA
HOA Fee/M: 772	Tax/Yr: \$19,335.6 / 2022	Taxes: County Only	Sold Price: 2,550,000	DOM: 6
Directions: Main entrance to Boca Bridges off Lyons Road. First left onto Santaluce Manor and left onto Chauvet Way to #9081				

**Public Remarks:** Final opportunity to purchase the last home from the developer in the sold out, prestigious Boca Bridges community! This Anabelle floor plan has a custom pool and is ideally situated on a lake. The kitchen has artic white stacked cabinets and a large island with quartz countertops. Additional highlights include: 24x24 tile on the 1st floor and engineered wood floors on the 2nd floor hallways/loft, 2-story living room with wet bar, club room, and primary bath with level 6 grey cabinets coupled with marble counters. Expected completion - June/July 2023. Luxury living is redefined at Boca Bridges, complete with a 27,000 SF Clubhouse set on over 7 acres. Residents have access to fabulous resort amenities, including a gourmet restaurant, beach entry pool, kids splash pad, tennis and pickleball.

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RX-10886621	Residential / Single Family Detached	Closed	17173 Ludovica Lane	LP: \$2,750,000
BR: 5	Bth: 6	SqFt - Living: 4,739	Area: 4750	Geo: PB04
WF: Yes	Gar SP: 3	Car:	YB: 2023	Priv Pool: Yes
Unt Flr#:	Pets: Yes	Subd: BOCA BRIDGES	Sold Date: 09/13/2023	Gov: HOA
HOA Fee/M: 924.33	Tax/Yr: \$3,786.73 / 2022	Taxes: County Only; Land Only	Sold Price: 2,778,185	DOM: 1
Directions:				

**Public Remarks:** Amazing opportunity to own one of the last remaining new construction homes in the prestigious community of Boca Bridges. This lakefront Contemporary Anabelle model offers 4,739 sq ft of living space with five bedrooms, six bathrooms, a club room, and a loft. Kitchen with upgraded Cabinet, Countertop and Appliance Package. Fabulous outdoor space with custom pool, paver deck and a covered patio. Scheduled for completion September 2023. Boca Bridges is an upscale lifestyle community with resort style amenities such as a 27,000 sqft Clubhouse with a full-service restaurant, lounge, fitness center, indoor sports court, card rooms, resort style pool area, tennis and Pickleball. Photos are of the model home and not the actual property.

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RX-10845662	Residential / Single Family Detached	Closed	9042 Dulcetto Court	LP: \$2,399,000
BR: 5	Bth: 6	SqFt - Living: 4,739	Area: 4750	Geo: PB04
WF: No	Gar SP: 3	Car:	YB: 2022	Priv Pool: No
Unt Flr#:	Pets: Yes	Subd: Boca Bridges	Sold Date: 05/31/2023	Gov: HOA
HOA Fee/M: 772	Tax/Yr: \$2,768.92 / 2021	Taxes: County Only	Sold Price: 2,195,000	DOM: 150
Directions: Enter Boca Bridges via Lyons Rd between Clint Moore Rd and W Atlantic Ave. First left onto Santaluce Manor. Left onto Dulcetto Ct.				

**Public Remarks:** Set in the prestigious Boca Bridges community, this Brand New/never lived in home is the perfect contemporary retreat. This highly sought-after Anabelle floor plan has a private, south-facing backyard, modern, white finishes and a transferable 1-year warranty from GL Homes. The chef's kitchen has artic white cabinets and a large island with 3" thick group 4 quartz countertops. Additional highlights include: 32x32 white mudset tile and engineered wood floors, 2 story living room with wet bar, expansive club room, and beautifully upgraded bathrooms. Luxury living is redefined at Boca Bridges, complete with a 27,000 sf Clubhouse set on over 7 acres. Residents have access to fabulous resort amenities, including a gourmet restaurant, beach entry pool, kids splash park, tennis and pickleball.

## Boca Bridges, Boca Raton

### Closed Sales June 2023 – June 2024



RX-10904527	Residential / Single Family Detached	Closed	17123 Abruzzo Avenue	LP: \$2,999,000
BR: 5	Bth: 6	SqFt - Living: 5,815	Area: 4750	Geo: PB04
WF: Yes	Gar SP: 3	Car:	YB: 2020	Priv Pool: Yes
Unt Flr#:	Pets: Restricted	Subd: BOCA BRIDGES	Sold Date: 09/14/2023	Gov: HOA
HOA Fee/M: 928.92	Tax/Yr: \$21,426.2 / 2022	Taxes: County Only	Sold Price: 2,917,000	DOM: 31

**Directions:** Main entrance is on Lyons Rd., on the west side of the street. 1st right is Abruzzo. House is on your left.

**Public Remarks:** Immaculate home--this "Palma" model was built in 2020. Located on an oversized premium lot with incredible lake views. The exquisite home with 5,815 sq feet of living area and 7,466 sq feet total offers 5 bedrooms, six bathrooms, a very large loft area, a media room, & playroom! The upstairs primary suite provides privacy and luxury with a balcony overlooking the pool and lake. All bedrooms are en-suite. The laundry room is upstairs for added convenience. The kitchen is open and spacious with top-of-the-line appliances including Wolf and Sub-Zero. There is a custom-built marble bar in the living room which opens to the oversized outdoor living space. Enjoy entertaining with a saltwater pool and spa plus ample turf installed to create a dream come true playground or sport court.

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RX-10864444	Residential / Single Family Detached	Closed	9132 Benedetta Place	LP: \$2,995,000
BR: 5	Bth: 6	SqFt - Living: 5,815	Area: 4750	Geo: PB04
WF: No	Gar SP: 3	Car:	YB: 2022	Priv Pool: Yes
Unt Flr#:	Pets: Yes	Subd: BOCA BRIDGES	Sold Date: 06/22/2023	Gov: HOA
HOA Fee/M: 819	Tax/Yr: \$3,445.22 / 2022	Taxes: City/County; Homestead	Sold Price: 2,800,000	DOM: 61

**Directions:** Starting on Lyons Rd, turn onto Sauvignon Pkwy into Boca Bridges Community. From there, make your first right onto Abruzzo Ave then left on to Benedetta Place House will be on the left.

**Public Remarks:** GL Builder Warranty thru 11/23. Situated within the highly desirable community of Boca Bridges, one of South Florida's most prestigious gated luxury communities, 9132 Benedetta Way is an impressive two-story residence permeated with themes of clean lines, sophisticated design and radiating light. This fully upgraded Palma Contemporary residence boasts over 5,815 SF living and features 5 bedrooms, 6 full bathrooms, a custom office, formal dining room, entertainment room with wet bar, media room, second floor loft and 3 car garage. Each rendered space is met with soaring ceiling heights that allow for tons of natural light to fill the rooms. The gourmet kitchen features state-of-the art appliances, an oversized chef's island right off the family room and is ideal for gracious entertaining

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RX-10883938	Residential / Single Family Detached	Closed	9609 Vescovato Way	LP: \$3,350,000
BR: 5	Bth: 5.2	SqFt - Living: 5,927	Area: 4750	Geo: PB04
WF: Yes	Gar SP: 3	Car:	YB: 2022	Priv Pool: Yes
Unt Flr#:	Pets: Yes	Subd: Boca Bridges	Sold Date: 07/14/2023	Gov: HOA
HOA Fee/M: 980	Tax/Yr: \$5,408.27 / 2022	Taxes: City/County	Sold Price: 3,100,000	DOM: 45

**Directions:** North on Lyons Rd, Turn Left onto Sauvignon Pkwy, Turn left onto Ristretto Trl, then Turn right onto Vescovato Way

**Public Remarks:** Experience the pinnacle of luxury living in the highly sought-after Boca Bridges development by GL Homes, where the Venoto Contemporary model is waiting to impress you with its stunning features. This new construction lavish home features a 5-bedroom, 5-bathroom, and 2-half-bath home on an oversized corner lot that boasts a breathtaking lake view and a magnificent pool, surrounded by exquisite landscaping that will take your breath away. Step inside and marvel at the grandeur of the open layout, with an enormous living and family room that offers plenty of space for entertaining and relaxation. The Awesome Gourmet Kitchen is a chef's dream, with two islands, a Subzero refrigerator, a built-in gas cooktop, a built-in double oven, and a formal dining room, making it perfect for hosting lavi