

Wilhelmus Berdsen
 Berdsen & Berdsen Realty
 BerdsenBerdsenRealty@gmail.com
 Cell: 352-613-6298



2239 Eagle Oaks Ln, West Palm Beach, Florida 33401

Listing

MLS#: [F10532867](#) **Prop Type:** Residential **Price:** \$4,845,000
Status: Active **Type:** Single Family Residence **DOM:** 221



Residential
List Price: \$4,845,000
MLS #: [F10532867](#)
MLS Area: 5410
Zoning:
Type: Single Family Residence
County: Palm Beach
Subdivision: Banyan Cay Resort Replat L1
Beds: 5 **Baths:** 7/1
SqFt Liv Area: 6,485 **SqFt Total:** 8,571
Units: 2 **# Stories:** 2
Year Built: 2026 **Stories Tot:** 2
Lot SqFt: **Lot Size:** 9,762
Parcel Num: [74434307140000110](#)
Dev Name: The Grove WPB

Virtual Tour: <https://vimeo.com/1115007221?share=copy&fl=sv&fe=ci>
Legal Description: BANYAN CAY RESORT REPLAT OF TRACT L1 LT 11
Elementary: [Roosevelt](#) **Middle:** [Roosevelt Community](#)
High: [Palm Beach Lakes](#)

Public Remarks : Location is everything! Discover brand-new luxury living in the prestigious Belgrove Resort and Dutchman's Pipe Golf Club. The Sabal offers nearly 6,485 sqft., a 3-car garage, and 5 oversized bedrooms (plus loft and study), each with private baths and walk-in closets. The Primary suite includes 2 full baths, sitting area, beverage bar, dual walk-in closets with custom shelving, and spa-style baths with vessel tub, frameless Smart Shower, and porcelain tile. A chef's kitchen incl with designer cabinetry, quartz counters, appliances, wine cooler, LED lighting, and w/in pantry. Features include elevator, statement ceilings, hardwood/tile floors, security system, Generator backup, summer kitchen, saltwater pool, and more. All just 10 minutes to beaches, downtown, and the airport.

Directions: Located off Congress Ave between Palm Beach Lakes Blvd and 45th St West Palm Beach. Shared gate with The Belgrove Resort & Spa and The Dutchman's Pipe Club.

General Information

Senior Cmty: No	Faces: North	Proj Comp Date: 02/12/2027	Apx Lot Size: 9,762
Builder Name:		Amt Annually: 2,206.00	Build Lot/Unit#:
Comm Dev Dist: Yes	How Paid:		
Waterfront: Yes / 65 / None, Pond	Carpport #:	Open Parking:	Covered Prk: 3.00
Garage #: 3	Parking Desc: Attached, Attached Garage, Garage Door Opener,	# Ceiling Fans:	Parking Total:
Furnished: Unfurnished			Main Liv Area:
Flooring: Tile, Wood			
Construction: Block			
Private Pool: Yes / Concrete, In Ground, Private, Salt Water		Spa: No	
Pool Dim: 13x25			
View: Garden, Pool			

Rooms

Main Lvl Bed: 1 **Main Lvl Bath:** 2
Master Bath: 2 Master Baths, Bedroom On Entry Level, Dual Sinks, Master Bdrm - Ground, Master Bdrm - Sitting, Master Bdrm - Upstairs, Separate Shower, Separate Tub
Dining: Dining/Living Room, Eat-In Kitchen, Kitchen Dining, Other

<u>Room</u>	<u>Dimensions</u>	<u>Level</u>	<u>Description</u>
Dining Room	18.75 X 16.41	First	
Kitchen	14.75 X 27.08	First	
Living Room	18.75 X 22.66	First	
Master Bedroom	19.41 X 22	Upper	
Other	20 X 40	First	
Den			

Great Room
Loft

Additional Information

Pets:	Yes/No Restrictions, Yes	Max # Pets:		Wgt Limit:		Pet Fee:		
Interior:	Built-in Features, Closet Cabinetry, Elevator, Kitchen Island, Pantry, Walk-In Closet(s)							
Equip/Apppl:	Dishwasher, Dryer, Range-Gas, Water Heater-Gas, Ice Maker, Refrigerator, Washer, Water Heater							
Windows:	Casement						Sprinkler:	Auto Sprinkler
Guest House:				Gated:			Yes	
Exterior Feat:	Balcony, Built-in Barbecue							
Assoc Amen:	Gated, Pool, Street Lights							
Heating:	Central, Zoned							
Cooling:	Central Air, Zoned							
Water:	Public						Sewer:	Public Sewer
Roof:	Concrete, Flat, Tile							
Restrictions:	Lease OK, Lease Restrictions, Parking - No Trailer							

Financial Information

Taxes: \$9,351/2025 City/County
Terms: Cash, Conventional
Type Assoc: Homeowner Association/\$1,183/Quarterly

Assumable:
Mbr Fee:

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

Photos



Photo 1



Floor Plan



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

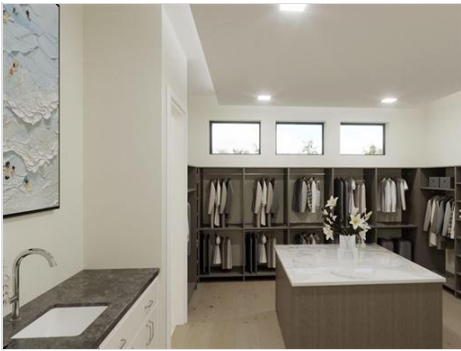


Photo 10



Photo 11



Outdoor Kitchen



Outdoor covered loggia