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## 2299 Eagle Oaks Ln, West Palm Beach, Florida 33401

Listing

**MLS#:** [F10524473](#)  
**Status:** Active

**Prop Type:** Residential  
**Type:** Single Family Residence

**Price:** \$4,095,000  
**DOM:** 212



Residential  
**List Price:** \$4,095,000  
**MLS #:** [F10524473](#)  
**MLS Area:** 5410  
**Zoning:** CPD/RPD (city)  
**Type:** Single Family Residence  
**County:** Palm Beach  
**Subdivision:** BANYAN CAY RESORT REPLAT L1  
**Beds:** 4 **Baths:** 5/2  
**SqFt Liv Area:** 5,094 **SqFt Total:** 6,794  
**Year Built:** 2026 **Stories Tot:** 2  
**Lot SqFt:** **Lot Size:** 9,753  
**Parcel Num:** [7443430714000080](#)  
**Dev Name:** The Grove WPB

**Virtual Tour:** <http://yes>

**Legal Description** BANYAN CAY RESORT REPLAT OF TRACT L1 LT 8

**Public Remarks :** Location is everything! Discover brand-new luxury living in the prestigious Belgrove Resort and Dutchman's Pipe Golf Club. The Mahogany offers nearly 5,100 sq. ft., a 3-car garage, and 4 oversized bedrooms (plus loft), each with private baths and walk-in closets. The Primary suite includes a 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 shines with designer cabinetry, quartz counters, appliances, wine cooler, LED lighting, and walk-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. Entrance shared with The Belgrove Resort and Spa. Dutchman's Pipe Club.

### General Information

|   |                         |                                   |                            |
|---|-------------------------|-----------------------------------|----------------------------|
| <b>Sr Community:</b> No   | <b>Faces:</b> Northeast | <b>Proj Comp Date:</b> 09/30/2026 | <b>Apx Lot Size:</b> 9,753 |
| <b>Builder Name:</b>  |                         | <b>Amt Annually:</b> 2,206.00     | <b>Build Lot/Unit#:</b>    |
| <b>Comm Dev Dist:</b> Yes   | <b>How Paid:</b>        |                                   | <b>Dock #:</b>             |
| <b>Waterfront:</b> Yes / 65 / None, Pond  | <b>Carport #:</b>       | <b>Open Parking:</b>              | <b>Covered Prk:</b> 3.00   |
| <b>Garage #:</b> 3  |                         | <b># Ceiling Fans:</b>            | <b>Main Liv Area:</b>      |
| <b>Parking Desc:</b> Attached, Attached Garage, Driveway, Garage Door Opener, Garage, Paver Block |                         |                                   |                            |
| <b>Furnished:</b> Unfurnished   |                         |                                   |                            |
| <b>Flooring:</b> Tile, Wood   |                         |                                   |                            |
| <b>Construction:</b> Block  |                         |                                   |                            |
| <b>Private Pool:</b> Yes / Gunite, In Ground, Salt Water  |                         |                                   |                            |
| <b>Pool Dim:</b> 13x25  | <b>Spa:</b> No          |                                   |                            |
| <b>View:</b> Pool, Water  |                         |                                   |                            |

### 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

**Dining:** Formal Dining, Kitchen Dining

| <u>Room</u>    | <u>Dimensions</u> | <u>Level</u> | <u>Description</u> |
|----------------|-------------------|--------------|--------------------|
| Dining Room    | 13.5 X 21.25      | First        |                    |
| Kitchen        | 20 X 14.5         | First        |                    |
| Living Room    | 20 X 26           | First        |                    |
| Master Bedroom | 16 X 14.08        | Upper        |                    |
| Other          | 16 X 25.41        | First        |                    |
| Great Room     |                   |              |                    |
| Loft           |                   |              |                    |

Additional Information

**Additional Information**

|                       |   |                    |                                |                   |  |                 |  |
|-----------------------|---|--------------------|--------------------------------|-------------------|--|-----------------|--|
| <b>Pets:</b>          | No Restrictions   | <b>Max # Pets:</b> |                                | <b>Wgt Limit:</b> |  | <b>Pet Fee:</b> |  |
| <b>Interior:</b>      | Built-in Features, Closet Cabinetry, Elevator, Pantry, Walk-In Closet(s)  |                    |                                |                   |  |                 |  |
| <b>Equip/App:</b>     | Dishwasher, Dryer, Range-Gas, Water Heater-Gas, Ice Maker, Microwave, Other, Oven, Refrigerator, Washer, Water Heater, Water Purifier, Water Softener |                    |                                |                   |  |                 |  |
| <b>Windows:</b>       | Casement, Sliding   |                    |                                |                   |  |                 |  |
| <b>Guest House:</b>   |   | <b>Sprinkler:</b>  | Auto Sprinkler, Well Sprinkler |                   |  |                 |  |
| <b>Exterior Feat:</b> | Balcony, Built-in Barbecue  |                    |                                |                   |  |                 |  |
| <b>Assoc Amen:</b>    | Gated   |                    |                                |                   |  |                 |  |
| <b>Heating:</b>       | Central, Electric, Zoned  |                    |                                |                   |  |                 |  |
| <b>Cooling:</b>       | Central Air, Zoned  |                    |                                |                   |  |                 |  |
| <b>Water:</b>         | Public  |                    |                                |                   |  |                 |  |
| <b>Roof:</b>          | Concrete, Flat, Tile  |                    |                                |                   |  |                 |  |
| <b>Restrictions:</b>  | Lease OK, Lease Restrictions, Other Restrictions, Parking - No Trailer  |                    |                                |                   |  |                 |  |
| <b>Sewer:</b>         | Public Sewer  |                    |                                |                   |  |                 |  |

**Financial Information**

|                    |   |                   |  |
|--------------------|---|-------------------|--|
| <b>Taxes:</b>      | \$9,351/2025 City/County                | <b>Assumable:</b> |  |
| <b>Terms:</b>      | Cash, Conventional                      | <b>Mbr Fee:</b>   |  |
| <b>Type Assoc:</b> | Homeowner Association/\$1,183/Quarterly |                   |  |

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**



**Photo 2**



**Looking back to kitchen**



**look toward Loggia**



**Great room and outdoor kitchen**



**Photo 6**



**off of Primary**



**Photo 8**



**one of two Primary bathrooms**



**Photo 10**



**Photo 11**