



CONDOMINIUMS

www.addisonpointeboca.com
6363 La Costa Drive
Boca Raton, Florida 33433-6618
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FACT SHEET

AREA OVERVIEW:

Addison Pointe at Boca Raton Condominiums (AKA: Back Bay Apartments), built in 1991, are located in Boca Del Mar.

Directions: I-95, Exit West on Palmetto Park Blvd., Turn South onto Powerline Road, East onto Canary Palm Court. Take your 2nd Left onto Via De Sonrisa del Norte. At Guard Gate bear right and follow signs to the Club House.

MODELS:

Table with 4 columns: Floor Plan, Sq. Footage (A/C)\*, Monthly Maintenance, Price Ranges\*. Rows include Studio, 1 Bd/1 Bath, 2 Bd/2 Bath, 3 Bd/2 Town Home (mid unit), and 3 Bd/2 Town Home (end unit).

DEVELOPER: Back Bay Acquisition Group, LLC

EXCLUSIVE LISTING

BROKER: Kirschner Realty International, Inc. Contact: 954-924-4107

SALES CENTER: Open for sales October 2005

\* Prices are subject to change.

All floorplans, dimensions, features and square footages are approximate and subject to change without notice in accordance with the purchase agreement.

**PREFERRED TITLE CO:** Siegel, Lipman, Dunay, & Shepard, LLP

**PREFERRED MORTGAGE COMPANIES:**

- **Wachovia**
- **Countrywide Home Loans**

**COMMUNITY AMENITIES:**

- 172 Condominiums and Townhome residences, including studios, one and two bedrooms and three bedroom Townhomes
- Assigned Parking, select units with Covered Carports
- Pool, Garden, and Tennis Court Views
- Outdoor Swimming Pool
- Sun Deck
- Newly Refurbished Fitness Center
- Tennis Court
- Clubhouse
- Car wash area
- Sand Volley Ball Court
- Pet Friendly Community

**UNIT AMENITIES:**

- Elegant Vaulted Ceilings in Select Units
- Generous Linen and Pantry Storage
- Large Walk-in Closets
- Spacious Patios or Balconies
- Exterior Storage
- Washer and Dryers

**SCHEDULED IMPROVEMENTS:**

- New Paint (Exterior)
- Enhanced Landscaping
- New pool deck surface
- New pool furniture
- Refurbishment of Clubhouse
- Refurbished Fitness Center

**SCHEDULED IMPROVEMENTS FOR ALL UNITS:**

- Replacement of A/C in all Units
- Replacement of Water Heaters (30 Gallon) in All units

**"As-Is" CREDITS:**

Studio = \$7,500  
1/1 = \$9,500  
2/2 = \$11,000  
3/2 = \$13,500