

FACT SHEET

AREA OVERVIEW:

The Kensington at Royal Palm Beach, built in 2004, is located in the Village of Royal Palm Beach.

Directions: Florida Turnpike, Exit West on Southern Blvd., Drive approximately 7 miles and turn right on Crestwood Blvd. Take your 3rd Left into The Kensington. At the entrance go straight ahead to the Club House.

Directions: I-95, Exit West on Southern Blvd., Drive approximately 11 miles and turn right on Crestwood Blvd. Take your 3rd Left into The Kensington. At the entrance go straight ahead to the Club House.

Bed/Bath	Sq. Ft.	Maintenance	Price Range
2/2**	1272	\$248.66	Mid \$200's – High \$200's
2/2 plus den with direct access garage	1284	\$251.00	High \$200's
2/2 with direct access garage	1136 - 1322	\$222.07 - \$258.43	Mid \$200's – High \$200's
3/2 with direct access garage	1332 - 1384	\$260.39 - \$270.55	High \$200's
3/2 (villa) with direct access garage	1379	\$267.57	Mid \$300's – High \$300's
4/2 with direct access garage	1606	\$313.95	Mid \$300's

DEVELOPER: CARMELKEN LLLP

EXCLUSIVE LISTING

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

SALES CENTER: Open for sales January 2006

** Prices are subject to change.*

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

*** Garages included with select units*

ORAL REPRESENTATION CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER.

PREFERRED TITLE CO: Royal Title and Escrow

PREFERRED MORTGAGE COMPANIES: Wells Fargo, AmTrust

COMMUNITY AMENITIES:

- 166 Condominium, Townhome and Villa residences, including two bedroom condominiums, two and three bedroom townhomes and two bedroom villas.
- Select Units with Attached Garages
- Whirlpool Spa
- Detached Garages Available
- Resort-Style Swimming Pool
- Limited Access Gate
- State-of-the-Art Fitness Center
- Lighted Tennis Court
- 2 Playgrounds
- Picnic Pavilions
- Jogging Path
- Spectacular Water Views
- Grilling Areas
- Children's Activity Center
- Car Care Center

UNIT AMENITIES:

- Energy-Efficient Designer Appliances
- Designer Kitchen Cabinets
- Microwave
- Kitchen Pantry in Select Units
- Open Breakfast Bar
- Ceramic Tile Flooring
- Roman Tubs in Select Units
- Large Walk-in Closets
- Full-Size Washer and Dryers
- Pre-Wired for High-Speed Internet Access
- 9-foot Ceilings
- Monitored Alarm Systems

SCHEDULED IMPROVEMENTS:

- Enhanced Landscaping

SCHEDULED IMPROVEMENTS FOR ALL UNITS:

- New Designer Paint Color
- New Plush Carpeting in Select Units

"As-Is" CREDITS:

- \$2,000 Off Purchase Price

