

# Hamptons

INTERNATIONAL

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**1030 Silk Oak Terrace, Delray Beach, FL 33445**

2  2 

**£110,000**

**(\$139,500)**

## Property details



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### Key features

- **Sewer: Public**
- **Pool Description: Pool**
- **Cooling: Central A/C**
- **Water: City Water**

### Attributes

-  **Near to beach**
-  **Private parking**
-  **Garden**
-  **Refurbished**

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## Description

PINES OF DELRAY. Best value around for a FIRST FLOOR CORNER 2 bedroom - 2 full bath condominium spanning 1167 square feet under air; QUIET park-like setting in the backyard and the sought after east exposure; 17 foot long eat-in kitchen including a stack washer-dryer; 29 foot long living room/dining area; white tiled kitchen and hallway; "covered" open front patio for your year-round usage; needs some updating and some enhancements; 55+ community- where at least one occupant must be 55+ and co-occupants 18+; \$623/month maintenance fee includes water, fiber optic cable, in-unit WIFI, fully funded reserves at apx 15% and usage of 2 clubhouses - 2 heated pools - fitness room - pickleball/tennis/ bocce courts. All roofs were replaced in 2025--all buildings less than 3 stories. \*2 bedroom - 2 full baths spanning an impressive 1167 square feet of living area that includes a spacious eat-in kitchen measuring 17 feet long, and a generous living room/dining area extending 29 feet, providing ample space for relaxation and entertainment. \*Easy access 1st floor corner in 8-plex that benefits from additional natural light with three extra windows compared to interior units. \*Plus a 13' x 7' covered patio just outside your front door- for year round usage. \* The backyard is one of the few wide open garden-like settings in the community \*White Ceramic tile floors in kitchen and hallway \*2026 Monthly Maintenance Fee: \$623.00 All 684 units pay the same monthly fee and it includes city water & sewer, Xfinity fiber optic cable (including HBO), Xfinity in-unit WIFI ("internet service"), exterior painting, roof maintenance & repair, fully funded reserves (apx 15% of the \$623 goes to reserves), usage of 2 clubhouses, 2 heated pools, the newly expanded and renovated fitness room in the North Clubhouse plus tennis-pickleball-bocce courts. \*EQUIPMENT \*RHEEM CONDENSOR/COMPRESSOR M# 13AJL24A01 S# 7666W250907618 2 ton; 13 SEER Condensing Unit (24,000 BTU/HR); EER: 11.15; scroll compressor; \*RHEEM HANDLER M# RBHP-17J06SH1 S#:M100907377 Multiposition Air Handler With X-13 (ECM) Motor, R410A, 5 kW Electric Heat \*RHEEM WATER HEATER: M# PROE30SWRH95B S# Q151712751 30 gallon capacity; twin 3500 watt elements, 1 phase, premium anode rod. \*GE INDOOR LOAD CENTER (ELECTRICAL PANEL) M# POWERMARK GOLD with 100 amp service. \*APPLIANCES: \*FRIGIDAIRE RANGE M# FEF316BQE S#VF60252177 30 Inch Freestanding Electric Range with 4 Coil Elements & Manual Clean Oven: Bisque on Bisque Primary Oven Capacity: 4.1 Cu. Ft. \*FRIGIDAIRE DISHWASHER: needs repair M# FD81050RE02 S# TH64220532 Full Console Dishwasher with 5 Cycles, Static Vent Drying & 5-Level Precision Wash System: White-on-White; Capacity: 14 Place Settings \*KENMORE SEARS COMBINATION WASHER-DRYER M# 417. 97804790 S#: XE7246517 \*2025 Annual Real Estate Tax: \$2942 (without any exemptions) Don't forget that you'll be located within the city limits of Delray Beach and NOT "county" Delray Beach and accordingly you have approximately 43 street lights and they are maintained by the city of Delray Beach. Plus you're eligible for free parking in certain lots (WITH an annual permit) in "Downtown Delray Beach".. \*The information provided on these pages is not warranted nor guaranteed as 100% accurate. It is subject to inadvertent error, omission, miscalculation, misinterpretation and misinformation. It has not been independently verified that all the features shown for the appliances and equipment actually exist-as the features are taken from the manufacturer's on-line specs about that model number shown and features may have been modified or eliminated by the manufacturer without the updating of the information on-line. All measurements, dimensions, capacities, sizes, materials used, monetary figures, rules & regulations and buyer guidelines shown are not warranted nor guaranteed and need to be independently verified by a buyer - if so desired. \*BUYER GUIDELINES: At I









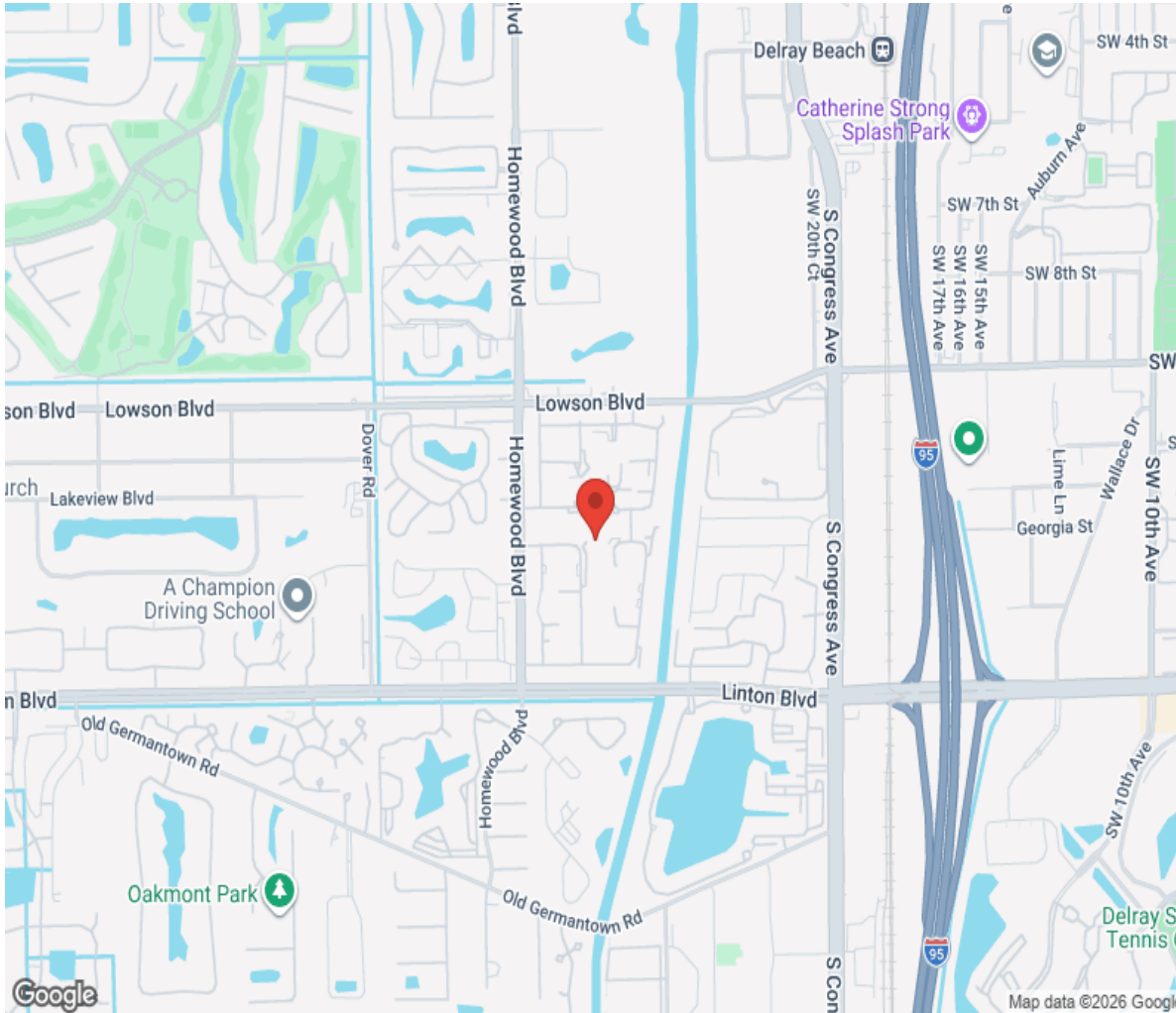








# Location



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