



ECO LUXURY HOME FOR SALE

**BELLA**  
HOMES





# BELLA

HOMES

**830 LAKE SHORE DRIVE,**  
DELRAY BEACH FL, 33444

OFFERED AT

**\$3,600,000**



## ABOUT THE PROPERTY

This new construction home is located in sunny Delray Beach and features stunning waterfront views of Lake Ida on two sides! 830 Lake Shore is a Lutron Centralized HomeWorks smart home, complete with Control4 Panels, the Solaris Whole House Air Purification system, Luma Snap surveillance, and Lutron centralized lighting. The resort-like backyard includes a saltwater pool, sun shelf, hot tub, and summer kitchen with direct access to Lake Ida. Inside, the home features quartz counters, a custom wood island, fireplace, floating white oak glass staircase, and so much more.

### AREA

- 4,355 Sq Ft (Living)
- 5,600 Sq Ft (Gross)

### GARAGE

- 3 Car Garage

### BED/BATH

- 5 Bedrooms
- 5 Bathrooms

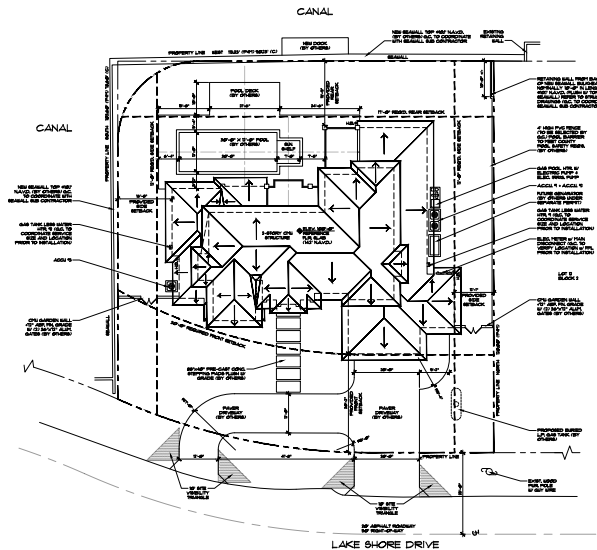


### GET IN TOUCH

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2831 W. Cypress Creek Road, Ste 500,  
Fort Lauderdale, FL 33309



SITE DATA CHART	
TOTAL SITE AREA	2700 SQ. FT.
SETBACK DATA	
LAKE IDA DISTRICT DATA CHART	
APPLICABLE DISTRICT	LD-1
MINIMUM FRONT SETBACK	10 FT.
MINIMUM SIDE SETBACK	5 FT.
MINIMUM REAR SETBACK	10 FT.
MINIMUM FRONT YARD SETBACK	10 FT.
MINIMUM SIDE YARD SETBACK	5 FT.
MINIMUM REAR YARD SETBACK	10 FT.
MINIMUM FRONT SETBACK	10 FT.
MINIMUM SIDE SETBACK	5 FT.
MINIMUM REAR SETBACK	10 FT.
MINIMUM FRONT YARD SETBACK	10 FT.
MINIMUM SIDE YARD SETBACK	5 FT.
MINIMUM REAR YARD SETBACK	10 FT.
BUILDING AREA CALCULATIONS	
AREAS TO BE EXCLUDED	1000 SQ. FT.
AREAS TO BE INCLUDED	1700 SQ. FT.
TOTAL BUILDING COVERED AREA	1700 SQ. FT.

LEGAL DESCRIPTION

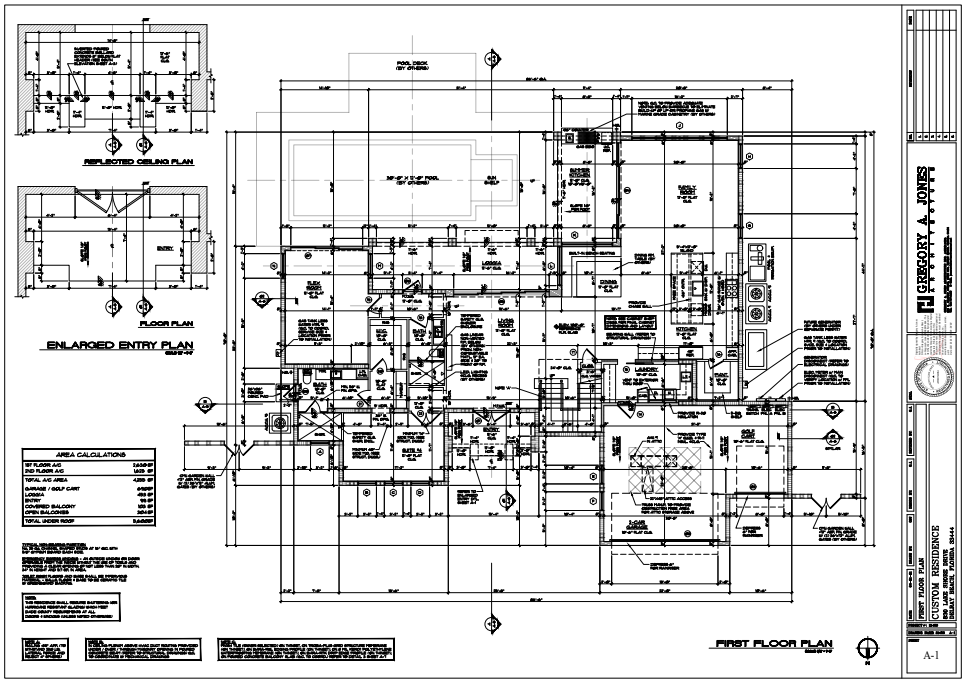
**SITE PLAN**  
DATE: 11/11/11



**GREGORY A. JONES**  
 ARCHITECT  
 1000 W. WINDY HILL BLVD.  
 SUITE 100  
 FORT LAUDERDALE, FL 33304  
 PHONE: 954.443.1111  
 FAX: 954.443.1112  
 WWW.GAJARCHITECT.COM

CUSTOM RESIDENCE  
 100 LAKE SHORE DRIVE  
 GREAT BEACH, FLORIDA 33444

SP-1



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A-1

<b>AREA</b> 4,355 Sq Ft (Living) 5,600 Sq Ft (Gross)	<b>GARAGE</b> 3 Car Garage	<b>BED/BATH</b> 5 Bedrooms 5 Bathrooms
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## MEET THE BUILDER STEVE PETRUCCI

"I'm fortunate to have a lot of years of experience. I started young right out of college in the real estate industry ... really getting to understand the clients and what they really want. I took that (experience) into the building part of it, starting off with mid-range homes and then just kicked in up a notch, building custom, high-end homes."

## WHAT BELLA HOMEOWNERS SAY

"It's just beautifully done so that as you're going to use the house, it works with you"

- Bella Homeowner



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## LIVING IN DELRAY BEACH

A first class resort destination!

### DELRAY BEACH'S LIFESTYLE, CULTURE, AND ATMOSPHERE

The City of Delray Beach is rich in history and cultural diversity. Starting out as a small farming village, our town has tremendously grown to a city of nearly 70,000 residents. [Click this link](#) to learn more about the history of Delray Beach. The charming, vibrant city of dynamic and diverse communities with a bright future. proudly celebrates our heritage and provide a welcoming, healthy hometown for residents and visitors.

The lifestyle in Delray is an open-air, resort-like experience in a breathtaking setting surrounded by an abundance of culture and art, fun things to do for every age, eclectic dining, boutique shops and miles of award-winning beaches.

### BELLA HOMES RECENTLY SOLD IN DELRAY BEACH



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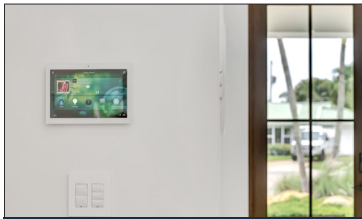


## BEAUTIFUL, FUNCTIONAL DESIGN AND HIGH-END MATERIALS

We understand the impact and role of technology in our daily lives. And we believe in minimizing our impact on Mother Earth. Every home we build is constructed with maximum efficiency in mind—with green features that benefit Mother Nature as well. Like high Seer A/C, spray foam insulation, full LED lighting. Our properties also feature a state-of-the-art air filtration system from Solaris that purifies and cleans the air within your home. The in-duct Solaris Whole House Air Purifier contains the latest UV light technology that kills bacteria, viruses, mold, pollen, and other airborne particles before cycling clean air back into your home. Our interior spaces are purposeful and functional. Materials are top-of-the-line. Build quality is on point. Plus, Hassle-free automation, like the Control4 Smart Home system, allows our offerings to stand out from the crowd, and provides a simple, easy-to-use solution for managing and checking the status of common household tasks like lighting and security.



GREEN IS GOOD



CONTROL EVERYTHING



PREMIUM QUALITY



CUSTOM BUILDS



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