

MLS # RX-10856495 - Active



**List Price:** **CALL TO VERIFY**  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv SqFt:** 2,097  
**Tot Sq Ft:** 2,795  
**Waterfront:** Yes  
**Wtr Type:** Lake  
**Pets:** Restricted  
**Front Exp:** North  
**Year Built:** 1999  
**Short Sale:** No  
**Model:** Mediterranean

|                |    |   |    |
|----------------|----|---|----|
| Kitchen        | 15 | X | 11 |
| Family Room    | 18 | X | 16 |
| Living Room    | 15 | X | 15 |
| Master Bedroom | 18 | X | 13 |
| Bedroom 2      | 12 | X | 11 |
| Bedroom 3      | 12 | X | 11 |

**Subdivision:** VALENCIA ISLES 1  
**Address:** 6560 Lucaya Avenue  
 Boynton Beach FL 33437

**HOA or Cond:** HOA Mandatory  
**Fee:** 766  
**App Fee:** 195

**Min Days Lease:**  
**Special Asmt:** No  
**Units/Complex:**

Water views abound in this light, bright and spacious, highly sought-after lakefront Mediterranean floor plan! A TRUE 3 bedroom home (closets in all!) that offers plenty of space for you and your out of town guests to enjoy! On entry through the double doors, take in the NEWLY PAINTED (Jan. 2023!) walls throughout, and neutral tile on the diagonal in the living areas, and look straight through to the sparkling lake views. This model features a living room and dining room, as well as a family room that's open to the kitchen, and there is hi hat lighting throughout. The generous kitchen has plenty of maple-look cabinetry and mica counter space to please any chef. Bisque appliances are original. Casual dining area boasts a bay window overlooking the expanded screened patio and lake. The

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| <b>Construction:</b> CBS  | <b>View:</b> Lake  |
| <b>Flooring:</b> Carpet; Ceramic Tile   | <b>Restrict:</b> Buyer Approval; Commercial Vehicles Prohibited; Tenant Approval |
| <b>Furnished:</b> Unfurnished   | <b>Taxes:</b> County Only  |
| <b>Roof:</b> S-Tile   | <b>Special Info:</b> Sold As-Is  |
| <b>Security:</b> Gate - Manned; Security Sys-Owned  | <b>Rooms:</b> Laundry-Inside   |
| <b>Dining Area:</b> Dining-Living; Eat-In Kitchen; Snack Bar  | <b>Lot Description:</b> < 1/4 Acre; Sidewalks; Treed Lot; Zero Lot               |
| <b>Master:</b> Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub  |  |
| <b>Included:</b> Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Storm Shutters; Washer; Water Heater - Elec  |  |
| <b>Subdiv. Amenities:</b> Billiards; Bocce Ball; Business Center; Caf /Restaurant; Clubhouse; Community Room; Fitness Center; Game Room; Internet Included; Library; Manager on Site; Pickleball; Pool; Sidewalks; Spa-Hot Tub; Street Lights; Tennis |  |
| <b>Exterior Features:</b> Auto Sprinkler; Covered Patio; Screened Patio; Shutters; Zoned Sprinkler  |  |
| <b>Interior Features:</b> Closet Cabinets; Ctdrl/Vault Ceilings; Entry Lvl Lvng Area; Pantry; Roman Tub; Split Bedroom; Walk-in Closet  |  |



Information is deemed to be reliable, but is not guaranteed.   2023 MLS and FBS. Prepared by Jeffrey J. Katz P.A. on Saturday, January 07, 2023 3:40 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Broker Attribution: jkatzmls34@gmail.com