

MLS # RX-11018550 - Active



List Price: **CALL TO VERIFY**
Bedrooms: 3
Bathrooms: 2.0
Garage: 2.0
Pvt Pool: No
Liv SqFt: 2,145
Tot Sq Ft: 2,987
Waterfront: Yes
Wtr Type: Lake
Pets: Restricted
Days Mkt: 0
Front Exp: West
Year Built: 2006
Short Sale: No
Model: Atlantic

Kitchen	12	X	12
Dining Room	14	X	14
Living Room	17	X	17
Master Bedroom	20	X	13
Bedroom 2	12	X	12
Den	12	X	11
Patio	25	X	9

Subdivision: Valencia Pointe
Address: 7156 Twin Falls Drive
 Boynton Beach FL 33437

HOA or Cond: HOA Mandatory
Fee: 747.67
App Fee: 260

Min Days Lease: 210
Special Asmt: No
Units/Complex: 690

LO: Re/Max Direct
LA: Jeffrey J. Katz
CLA:

LO Phone: 561-952-2680
LA Phone: 561-573-3373
CL Phone:

Email: jkatzmls34@gmail.com
LA Phone: 561-573-3373
CL Phone:

Directions: Woolbright W of JOG - Entrance on North Side of Woolbright through security. First Left, First Left, First Left, First Left
Showing Instructions: 24 Hour Notice; Appointment Only; LA Must Accompany; Schedule Online

Non-Rep:
List Type: Ex Rt
Owner: ELIAS
Name:

Buyers:
Bonus:
Owner Phone:

Trans:
Dual Rate:
Legal: VALENCIA POINTE PL 1 LT 575

List Agency: Transaction Broker
ListDate: 09/06/2024

Beautiful PRIVATE lake view Atlantic model features 2 bedrooms plus a den and 2 baths. Upgrades include a custom wall unit in Great Room, Plantation shutters, neutral tile on the diagonal throughout main living areas, screen enclosed patio, whole house gutters, accordion storm shutters, and more! HOA Fee includes lawn care, alarm monitoring, phone, cable and internet. Pictures include recently completed clubhouse renovations.

Construction: CBS	View: Lake
Flooring: Carpet; Tile	Restrict: Buyer Approval
Furnished: Furniture Negotiable; Unfurnished	Taxes: County Only; Homestead
Roof: S-Tile	Special Info: Sold As-Is
Security: Burglar Alarm; Gate - Manned; Gate - Unmanned	Rooms: Den/Office; Family; Laundry-Inside
Dining Area: Breakfast Area; Dining-Living	Lot Description: < 1/4 Acre; Zero Lot
Master: Dual Sinks; Separate Shower; Separate Tub	
Included: Auto Garage Open; Cooktop; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Storm Shutters; Washer; Water Heater - Elec	
Subdiv. Amenities: Bike - Jog; Billiards; Cafe/Restaurant; Clubhouse; Fitness Center; Game Room; Manager on Site; Pickleball; Pool; Sidewalks; Tennis	
Exterior Features: Auto Sprinkler; Covered Patio; Screened Patio; Shutters; Zoned Sprinkler	
Interior Features: Built-in Shelves; Foyer; Laundry Tub; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	

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