

MLS # RX-11067920 - Active



<b>List Price:</b>	<b>Call to Verify</b>	<b>Kitchen</b>	14	X	12
<b>Sold Price:</b>	\$	<b>Dining Room</b>	10	X	14
<b>Bedrooms:</b>	4	<b>Living Room</b>	18	X	16
<b>Bathrooms:</b>	3.0	<b>Master Bedroom</b>	18	X	14
<b>Garage:</b>	2.0	<b>Bedroom 2</b>	12	X	13
<b>Pvt Pool:</b>	No	<b>Bedroom 3</b>	12	X	11
<b>Liv SqFt:</b>	2,365	<b>Den</b>	12	X	12
<b>Tot Sq Ft:</b>	3,125	<b>Patio</b>	40	X	20
<b>Waterfront:</b>	Yes				
<b>Wtr Type:</b>	Lake				
<b>Pets:</b>	Restricted				
<b>Front Exp:</b>	North				
<b>Year Built:</b>	2022				
<b>Short Sale:</b>	No				
<b>Model:</b>	Bimini				

<b>Subdivision:</b>	Valencia Sound	<b>Monthly Fee:</b>	\$897.33	<b>Min Days Lease:</b>	270
<b>Address:</b>	12909 Parrot Pond Road Boynton Beach FL 33473	<b>One Time Fee:</b>	\$5,384	<b>Special Asmt:</b>	No
		<b>App Fee:</b>	\$150	<b>Units/Complex:</b>	653

**Remarks:**

Stunning Bimini model features 3 bedrooms + a den, 3 baths and a large screen-enclosed patio overlooking a lake with fountain views. Located on an oversized lot, this Bimini provides highly sought after extra space and privacy. Upgrade highlights include corner sliding glass doors along the entire back wall of the Great room creating the ultimate indoor-outdoor living, 24x24 rectified porcelain tile throughout main living areas, custom Den built-in unit, tons of kitchen and bath upgrades, custom blinds throughout and motorized blinds in Great room, Primary bedroom and Breakfast area, custom closet systems, etched-glass front door with sidelight, over 40 LED hi-hats, upgraded fixtures and ceiling fans, impact windows and doors, gutters, upgrade landscaping, and so much more.

<b>Construction:</b>	CBS	<b>View:</b>	Lake
<b>Flooring:</b>	Carpet; Tile	<b>Restrict:</b>	Buyer Approval; Lease OK w/Restrict
<b>Furnished:</b>	Unfurnished	<b>Taxes:</b>	County Only; Homestead
<b>Roof:</b>	S-Tile	<b>Special Info:</b>	
<b>Security:</b>	Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys-Owned	<b>Rooms:</b>	Den/Office; Great; Laundry-Inside
<b>Dining Area:</b>	Dining-Living	<b>Lot Description:</b>	< 1/4 Acre; Zero Lot
<b>Master:</b>	Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub		
<b>Included:</b>	Dishwasher; Disposal; Dryer; Microwave; Range - Gas; Refrigerator; Washer; Water Heater - Gas		
<b>Subdiv. Amenities:</b>	Basketball; Bocce Ball; Cafe/Restaurant; Clubhouse; Fitness Center; Manager on Site; Pickleball; Pool; Sidewalks; Spa-Hot Tub; Tennis		
<b>Exterior Features:</b>	Auto Sprinkler; Covered Patio; Screened Patio; Zoned Sprinkler		
<b>Interior Features:</b>	Kitchen Island; Laundry Tub; Split Bedroom; Volume Ceiling; Walk-in Closet		
<b>Seller Concessions</b>	Yes		
<b>Negotiable:</b>	Yes		



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