

MLS # RX-10946016 - Active



**List Price:** **CALL TO VERIFY**  
**Bedrooms:** 3  
**Bathrooms:** 2.1  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv SqFt:** 2,214  
**Tot Sq Ft:** 3,160  
**Waterfront:** Yes  
**Wtr Type:** Lake  
**Pets:** Restricted  
**Front Exp:** East  
**Year Built:** 2017  
**Short Sale:** No  
**Model:** Vienna

Kitchen	14	X	11
Dining Room	13	X	10
Living Room	23	X	18
Master Bedroom	17	X	15
Bedroom 2	13	X	11
Den	15	X	11
Patio	40	X	10

**Subdivision:** Valencia Bay  
**Address:** 12703 Copper Mountain Pass  
 Boynton Beach FL 33473

**HOA or Cond:** HOA Mandatory  
**Fee:** 751.66  
**App Fee:** 150

**Min Days Lease:**  
**Special Asmt:** No  
**Units/Complex:** 582

Gorgeous Vienna model features 2 bedrooms + den, 2.5 baths and beautiful lake views situated next to a pie-shaped lot offering highly desirable expanded space and privacy. Upgrade highlights include impact glass windows and doors, 24x24 rectified tile, tons of kitchen and bath upgrades, custom Great Room built-in, Hunter Douglas blinds throughout with large remote controlled Great Room blinds, custom closet systems, impact glass front door with keypad entry accessible from mobile phone, Coffered ceiling in the Great Room and Primary Bedroom, 2-foot garage extension with epoxy floor, upgraded landscaping and so much more. Valencia Bay is a highly sought-after 55+ community with tons of amenities including a café. Cable, Internet, exterior painting and alarm monitoring included in HOA fee

<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> Sold As-Is
<b>Security:</b> Burglar Alarm; Gate - Manned	<b>Rooms:</b> Den/Office; Great; Storage
<b>Dining Area:</b> Dining-Living	<b>Lot Description:</b> < 1/4 Acre; Sidewalks; 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; Washer	
<b>Subdiv. Amenities:</b> Basketball; Bike - Jog; Billiards; Bocce Ball; Cafe/Restaurant; Clubhouse; Fitness Center; Lobby; 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> Foyer; Kitchen Island; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	



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