

MLS # RX-10621829 - Active



**List Price:** **CALL TO VERIFY**  
**Bedrooms:** 4  
**Bathrooms:** 3.0  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv SqFt:** 2,770  
**Tot Sq Ft:** 3,448  
**Waterfront:** Yes  
**Wtr Type:** Lake  
**Pets:** Restricted  
**Front Exp:** North  
**Year Built:** 2014  
**Short Sale:** No  
**Model:** Lydia

Kitchen	12	X	11
Dining Room	13	X	12
Family Room	19	X	16
Living Room	19	X	16
Master Bedroom	17	X	15
Bedroom 2	13	X	12
Den	13	X	12
Patio	24	X	20

**Subdivision:** Valencia Cove  
**Address:** 12151 Bear River Road  
 Boynton Beach FL 33473

**HOA or Cond:** HOA Mandatory  
**Fee:** 599.67  
**App Fee:** 150

**Min Days Lease:** 270  
**Special Asmt:** No  
**Units/Complex:** 822

In-person and Virtual showings available! Gorgeous 3 bedroom + Den Lydia model with a quiet/fenced/landscaped/extended patio and beautiful lake view. Over \$250,000 is upgrades including a full house generator, rectified porcelain tile, high end fixtures, fans and window treatments, glass barn door in master bath, upgraded A/C, "California style" closets in Master bedroom, decorator touches throughout and so much more. Please call for full list upgrades. HOA Fee includes lawn care, alarm monitoring, cable and internet.

**Construction:** CBS  
**Flooring:** Carpet; Tile  
**Furnished:** Unfurnished  
**Roof:** S-Tile  
**Security:** Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys-Owned  
**Dining Area:** Breakfast Area; Formal; Snack Bar  
**Master:** Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub  
**Included:** Auto Garage Open; Dishwasher; Disposal; Dryer; Generator Whole House; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec  
**Subdiv. Amenities:** Bike - Jog; Billiards; Café/Restaurant; Clubhouse; Exercise Room; Manager on Site; Pickleball; Pool; Shuffleboard; Sidewalks; Spa-Hot Tub; Tennis  
**Exterior Features:** Auto Sprinkler; Covered Patio; Custom Lighting; Fence; Lake/Canal Sprinkler; Open Patio; Zoned Sprinkler  
**Interior Features:** Closet Cabinets; Cook Island; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet

**View:** Lake  
**Restrict:** Lease OK w/Restrict  
**Taxes:** County Only; Homestead  
**Special Info:** Sold As-Is  
**Rooms:** Den/Office  
**Lot Description:** < 1/4 Acre; Zero Lot



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