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MLS # RX-10200561 - Active



List Price:	CALL TO VERIFY	Kitchen	11	X	10
Bedrooms:	3	Dining Room	11	X	10
Bathrooms:	2.0	Living Room	19	X	15
Garage:	2.0	Master Bedroom	15	X	13
Pvt Pool:	No	Bedroom 2	12	X	11
Liv SqFt:	1,616	Den	12	X	11
Tot Sq Ft:	2,071	Patio/Balcony	28	X	18
Waterfront:	No				
Wtr Type:	None				
Pets:	Restricted				
Days Mkt:	0				
Front Exp:	E				
Year Built:	2007				
Short Sale:	No				
Model:	Victoria				

Subdivision:	Valencia Pointe	HOA or Cond:	HOA Mandatory	Min Days Lease:	210
Address:	10617 Richfield Way Boynton Beach FL 33437	Fee:	466	Special Asmt:	No
		App Fee:	260	Units/Complex:	690
LO:	RE/MAX Advantage Plus/Boynton Beach	LO Phone:	561-737-0310	Email:	jeff@katz34.com
LA:	Jeffrey J. Katz	LA Phone:	561-573-3373	LA Phone:	561-573-3373
CLA:		CL Phone:		CL Phone:	

Directions: Woolbright between Jog and Hagan Ranch. Ask guard for directions.
Showing Instructions: Appointment Only; Call Listing Office; Schedule Online

CALL LO FOR SHOWING INSTRUCTIONS. Please give 24 hours notice. Measurements are estimated and are not guaranteed. 3rd bedroom is a den. Capital contribution equal to 3 months of HOA fees due to Home Owners Association at Close. Annual Cafe Minimum of \$225. foyer fixture, DR fixture, refrigerator in garage and sconces do not convey.

Non-Rep:	3%	Buyers:	3%	Trans:	3%	List Agncy:	Transaction Broker
List Type:	Ex Rt	Bonus:	No	Dual Rate:	Yes	ListDate:	01/20/2016
Owner Name:	ADAMS	Owner Phone:		Legal:	VALENCIA POINTE PL 1 LT 35		

Victoria model with large screened enclosure on a private lot. This home is features Granite counter tops, Crown molding, tiled living spaces and wood laminate floors in both bedrooms. Additional upgrades include "California style" closets, a new Lenox A/C, Accordion storm shutters, gutters and much more.

Construction:	CBS	View:	Garden
Flooring:	Laminate; Tile	Restrict:	Lease OK w/Restrict; Tenant Approval; Pet Restrictions; Up to 2 Pets
Furnished:	Unfurnished	Taxes:	County Only; Homestead
Roof:	S-Tile	Special Info:	Sold As-Is
Security:	Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys-Owned	Rooms:	Den/Office; Great
Dining Area:	Eat-In Kitchen; Formal	Lot Description:	Zero Lot
Master:	Mstr Bdrm - Ground		
Included:	Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec		
Subdiv. Amenities:	Bike - Jog; Billiards; Business Center; Clubhouse; Community Room; Exercise Room; Game Room; Library; Manager on Site; Pool; Putting Green; Spa-Hot Tub; Tennis; Whirlpool		
Exterior Features:	Auto Sprinkler; Covered Patio; Lake/Canal Sprinkler; Open Patio; Screened Patio; Zoned Sprinkler		
Interior Features:	Built-in Shelves; Foyer; Pantry; Split Bedroom; Volume Ceiling; Walk-in Closet		

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