

MLS # RX-10811454 - Active



List Price: **CALL TO VERIFY**
 Bedrooms: 3
 Bathrooms: 2.1
 Garage: 2.0
 Pvt Pool: No
 Liv SqFt: 2,477
 Tot Sq Ft: 3,311
 Waterfront: No
 Wtr Type: None
 Pets: Restricted
 Front Exp: East
 Year Built: 2006
 Short Sale: No
 Model: Palma III

Kitchen	14	X	12
Dining Room	14	X	12
Family Room	19	X	16
Living Room	17	X	15
Master Bedroom	20	X	15
Bedroom 2	13	X	11
Den	14	X	11
Utility Room	11	X	7
Patio	21	X	15

Subdivision: Valencia Pointe
 Address: 6998 Great Falls Circle
 Boynton Beach FL 33437

HOA or Cond: HOA Mandatory
 Fee: 647.33
 App Fee: 260

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

Palma III model on private full size Crown Collection lot. Kitchen has new stainless appliances (see pictures) and the entire house has been freshly painted white. This 2.5 bath, 2 bedroom + den home features tile on the diagonal, Carrier a/c unit with HEPA filter, 2-foot garage extension, Plantation shutters, Accordion storm shutters, window above front door replaced with impact glass, a large laundry room, Jack and Jill bath and more. HOA Fee includes lawn care, alarm monitoring, phone, cable and internet. Pictures include newly completed clubhouse renovations.

Construction: CBS
 Flooring: Carpet; Tile
 Furnished: Unfurnished
 Roof: S-Tile
 Security: Burglar Alarm; Gate - Manned; Gate - Unmanned; Motion Detector; Security Sys-Owned
 Dining Area: Breakfast Area; Eat-In Kitchen; Formal
 Master: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub
 Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Storm Shutters; Washer; Water Heater - Elec
 Subdiv. Amenities: Basketball; Bike - Jog; Billiards; Café/Restaurant; Clubhouse; Fitness Center; Game Room; Manager on Site; Pickleball; Picnic Area; Pool; Sidewalks; Tennis
 Exterior Features: Auto Sprinkler; Covered Patio; Room for Pool; Screened Patio; Shutters; Zoned Sprinkler
 Interior Features: Ctdrl/Vault Ceilings; Entry Lvl Lvng Area; Laundry Tub; Pantry; Roman Tub; Walk-in Closet

View: Garden
 Restrict: Buyer Approval; Lease OK w/Restrict; Other
 Taxes: County Only
 Special Info: Sold As-Is
 Rooms: Den/Office; Family; Florida
 Lot Description: < 1/4 Acre; Sidewalks



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