Visit www.JeffreyJKatz.com for more details

Price:	**Call to Verify**	**Liv SqFt:**	1,503	**MLS #:**	R3297828	
Bed:	3	**Tot SqFt:**	2,064	**Front Exp:**	N	
Bath:	2.0	**Waterfront:**	N	**Year Built:**	2011	
Garage:	2.0	**Wtr Type:**	NONE			
Pvt Pool:	N	**Pets:**	R			

Living Rm:	19 X 16	**Den:**	11 X 11	**Master BR:**	15 X 12	
Kitchen:	10 X 10	**Family Rm:**	X	**Bedroom 2:**	12 X 11	
Dining Rm:	X	**Florida Rm:**	X	**Bedroom 3:**	X	
Dining Ar:	11 X 10	**Patio/Balc:**	X	**Bedroom 4:**	X	
Utility:	6 X 6	**Porch:**	26 X 11	**Bedroom 5:**	X	

Subdivision:	Valencia Reserve	**Development:**	Valencia Reserve	**Floors/Bldg:** 1
Address:	9566 Sail Palm Ct	**Model Name:**	Sophia	**Units/Bldg:**
	Boynton Beach, FL 33473	**Units/Complex:**		**Unit Flr #:**

HOA or Cond	HOA	**Mbrshp Equity:**		**Min Day/Lease:** 270
Fee:	$284 / MON	**Land Lease:**		**Lease Times/Yr:** 1
App. Fee:	100	**Rec Lease:**		**Spec Asmt:** N

Remarks: Sophia model with approx. $30,000 in builder upgrades and $10,000 in after market upgrades. Upgrades include impact resistant windows (aka hurricane windows), extended/screened patio, gourmet kitchen, plantation shutters, landscaping and more.

Construction	**Exterior Feature**	Laundry Tub	**Possession**	**Subdivision Info**	**Utilities**
CBS	Covrd Patio		At Close	Pool	3-Phase Elec
	Scrnd Patio	**Lot Description**		Tennis	
Cooling	Auto Sprink	Zero Lot	**Restrictions**	Bike - Jog	**View**
Central	Shutters		Adult 55+	Clubhouse	Garden
		Maintenance Fee Includes		Basketball	
Dining	**Flooring**	Common Area	**Rooms**	Exer Room	**Waterfront Desc**
Din-Liv	Carpet	Lawn Care	Great	Commun Room	None
	Ceramic Tile	Common Area RE Tax	Den	Picnic Area	
Equipment		Security		Sidewalk	
Dryer	**Furnished**	Manager	**Security**	Mgr on Site	
Washer	Unfurnished	Cable	Burg Alarm	Workshop	
Range			Sec Syst/Own		
Refrigerator	**Heating**	**Master Bdrm Bath**	Gate-Manned	**Taxes**	
Dishwasher	Central	Sepshower		County Only	
Elec Wtr Htr		Dual Sinks	**Showing Instructions**		
Disposal	**Interior Feature**		Call LO	**Terms Considered**	
Microwave	Vol Ceil	**Parking**		Cash	
Smoke Detect	Split Bedrms	Att Garage	**Special Information**	Conventional	
Auto Gar Dr	Wlk In Clos		Sold As-Is		

Additional Photos:

---- Information herein deemed reliable but not guaranteed. ----