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MLS # RX-10386154 - Active

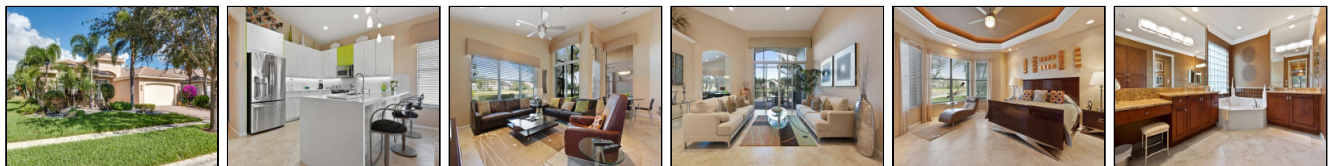


List Price:	CALL TO VERIFY	Kitchen	15	X	11
Bedrooms:	4	Dining Room	13	X	11
Bathrooms:	2.1	Family Room	17	X	17
Garage:	2.0	Living Room	19	X	18
Pvt Pool:	No	Master Bedroom	19	X	17
Liv SqFt:	2,758	Bedroom 2	12	X	12
Tot Sq Ft:	3,520	Bedroom 3	12	X	10
Waterfront:	Yes	Bedroom 4	11	X	11
Wtr Type:	Lake	Utility Room	9	X	7
Pets:	Restricted	Patio/Balcony	19	X	15
Front Exp:	S	Porch	41	X	13
Year Built:	2006				
Short Sale:	No				
Model:	Avila				

Subdivision:	Valencia Pointe	HOA or Cond:	HOA Mandatory	Min Days Lease:	210
Address:	7054 Great Falls Circle Boynton Beach FL 33437	Fee:	600	Special Asmt:	No
		App Fee:	260	Units/Complex:	690

Prime Lake View – 4 Bedroom, 2.5 bath features. Over \$240,000 in upgrades (including lot premium). Upgrades include renovated modern kitchen with all stainless appliances, Quartz counter tops, 2016 variable speed Carrier A/C units, 20x20 neutral tile on the diagonal throughout (no carpet), 2 foot garage extension, over 45 extra recessed lights, high-end fixtures and much more. HOA Fee includes lawn care, alarm monitoring, phone, cable and internet. Please call for full list of upgrades.

Construction:	CBS	View:	Lake
Flooring:	Tile	Restrict:	Buyer Approval; Lease OK w/Restrict; Pet Restrictions
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; Family; Laundry-Util/Closet
Dining Area:	Breakfast Area; Dining/Kitchen; Eat-In Kitchen	Lot Description:	< 1/4 Acre; Sidewalks
Master:	Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub		
Included:	Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
Subdiv. Amenities:	Basketball; Bike - Jog; Billiards; Clubhouse; Exercise Room; Game Room; Manager on Site; Picnic Area; Pool; Sidewalks; Tennis		
Exterior Features:	Auto Sprinkler; Covered Patio; Screened Patio; Zoned Sprinkler		
Interior Features:	Built-in Shelves; Entry Lvl Lvng Area; French Door; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet		



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