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**Price:** Call to Verify    **Liv SqFt:** 1,503    **MLS #:** R3343022  
**Bed:** 3    **Tot SqFt:** 2,064    **Front Exp:** N  
**Bath:** 2.0    **Waterfront:** N    **Year Built:** 2012  
**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:** 12 X 8    **Bedroom 4:** X  
**Utility:** 6 X 6    **Porch:** X    **Bedroom 5:** X

**Subdivision:** Valencia Reserve  
**Address:** 9670 Sail Palm Ct  
 Boynton Beach, FL 33473

**Development:** Valencia Reserve  
**Model Name:** Sophia  
**Units/Complex:**

**Floors/Bldg:** 1  
**Units/Bldg:**  
**Unit Flr #:**

**HOA or Cond:** HOA  
**Fee:** \$295 / MON  
**App. Fee:** 100

**Mbrshp Equity:**  
**Land Lease:**  
**Rec Lease:**

**Min Day/Lease:** 270  
**Lease Times/Yr:**  
**Spec Asmt:** N

**Remarks:** Sophia model with approx. \$30,000 in builder upgrades plus after market upgrades. Upgrades include accordion shutters, Hunter Douglas fans, upgraded kitchen, and more. Please call for a full list of upgrades.

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

**Additional Photos:**

