

MLS # RX-10954506 - Active



**List Price:**  
**Bedrooms:** 4  
**Bathrooms:** 2.1  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv SqFt:** 2,710  
**Tot Sq Ft:** 3,463  
**Waterfront:** Yes  
**Wtr Type:** Lake  
**Pets:** Restricted  
**Front Exp:** East  
**Year Built:** 2002  
**Short Sale:** No  
**Model:** Milano with Hobby Room

Kitchen	14	X	14
Family Room	18	X	18
Living Room	18	X	17
Master Bedroom	16	X	16
Bedroom 2	12	X	12
Bedroom 3	13	X	12
Den	12	X	10
Patio	33	X	34

**Subdivision:** TIVOLI RESERVE  
**Address:** 11021 Via Lucca  
 Boynton Beach FL 33437

**HOA or Cond:** HOA Mandatory  
**Fee:** 637  
**App Fee:** 0

**Min Days Lease:**  
**Special Asmt:** No  
**Units/Complex:**

This beautiful Milano model features THREE BEDROOM + an OFFICE/HOBBY ROOM and 2.5 baths. The property offers the best of both worlds with both privacy and a partial lake view. Upgrade highlights include Accordion storm shutters, marble floors, Granite counter tops in the kitchen, crown molding, custom window treatments, a family room built-in, custom primary bedroom closet built-ins, a screened patio along with extended pavers to enjoy the outdoors and so much more. Tivoli Reserve offers paver lined streets, beautiful landscaping and a fabulous clubhouse with a pool, fitness center, tennis and more.

<b>Construction:</b>	CBS	<b>View:</b>	Lake; Other
<b>Flooring:</b>	Carpet; Marble	<b>Restrict:</b>	No Lease First 2 Years; No RV; No Truck
<b>Furnished:</b>	Unfurnished	<b>Taxes:</b>	County Only
<b>Roof:</b>	S-Tile	<b>Special Info:</b>	
<b>Security:</b>	Gate - Manned; Security Sys-Owned	<b>Rooms:</b>	Den/Office; Family; Laundry-Inside; Util-Garage
<b>Dining Area:</b>	Breakfast Area; Formal	<b>Lot Description:</b>	< 1/4 Acre
<b>Master:</b>	Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub		
<b>Included:</b>	Central Vacuum; Dishwasher; Dryer; Microwave; Range - Electric; Refrigerator; Washer; Water Heater - Elec		
<b>Subdiv. Amenities:</b>	Business Center; Clubhouse; Fitness Center; Library; Lobby; Pool; Sidewalks; Tennis		
<b>Exterior Features:</b>	Auto Sprinkler; Covered Patio; Screened Patio; Shutters; Zoned Sprinkler		
<b>Interior Features:</b>	Built-in Shelves; Entry Lvl Lvng Area; Foyer; Laundry Tub; Split Bedroom; Volume Ceiling; Walk-in Closet		



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