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MLS # RX-10502261 - Active



<b>List Price:</b>	<b>CALL TO VERIFY</b>	<b>Kitchen</b>	14.00	X	14.00
<b>Bedrooms:</b>	4	<b>Dining Room</b>	13.00	X	12.00
<b>Bathrooms:</b>	2.1	<b>Family Room</b>	18.00	X	17.00
<b>Garage:</b>	2.0	<b>Living Room</b>	17.00	X	15.00
<b>Pvt Pool:</b>	No	<b>Master Bedroom</b>	20.00	X	18.00
<b>Liv SqFt:</b>	2,861	<b>Bedroom 2</b>	13.00	X	11.00
<b>Tot Sq Ft:</b>	3,526	<b>Bedroom 3</b>	12.00	X	11.00
<b>Waterfront:</b>	Yes	<b>Den</b>	12.00	X	11.00
<b>Wtr Type:</b>	Lake	<b>Utility Room</b>	9.00	X	7.00
<b>Pets:</b>	Restricted	<b>Patio</b>	35.00	X	21.00
<b>Days Mkt:</b>	8				
<b>Front Exp:</b>	E				
<b>Year Built:</b>	2011				
<b>Short Sale:</b>	No				
<b>Model:</b>	Madrid IV				

<b>Subdivision:</b>	Valencia Pointe	<b>HOA or Cond:</b>	HOA Mandatory	<b>Min Days Lease:</b>	210
<b>Address:</b>	6992 Corning Circle Boynton Beach FL 33437	<b>Fee:</b>	600	<b>Special Asmt:</b>	No
		<b>App Fee:</b>	260	<b>Units/Complex:</b>	690

<b>LO:</b>	RE/MAX Advantage Plus	<b>LO Phone:</b>	561-737-0310	<b>Email:</b>	jeff@katz34.com
<b>LA:</b>	Jeffrey J. Katz	<b>LA Phone:</b>	561-573-3373	<b>LA Phone:</b>	561-573-3373
<b>CLA:</b>		<b>CL Phone:</b>		<b>CL Phone:</b>	

**Directions:** Woolbright between Jog and Hagan Ranch. Ask guard for directions.  
**Showing Instructions:** 24 Hour Notice; Appointment Only; Call Listing Office  
**CALL LO FOR SHOWING INSTRUCTIONS.** Please give 24 hours notice. 4th Bedroom is a den. Measurements are estimated and are not guaranteed. Valencia Pointe requires a capital contribution equal to 1 quarter HOA fees. HOA also requires minimum of \$300 to be spent at cafe annually. Club house renovation has been voted on by HOA. Dining Room Fixture and Family Room speakers excluded. Please call Jeff for details.

<b>Non-Rep:</b>	3%	<b>Buyers:</b>	3%	<b>Trans:</b>	3%	<b>List Agency:</b>	Transaction Broker
<b>List Type:</b>	Ex Rt	<b>Bonus:</b>	No	<b>Dual Rate:</b>	Yes	<b>ListDate:</b>	02/06/2019
<b>Owner Name:</b>	DE CESARI / LAXNER	<b>Owner Phone:</b>		<b>Legal:</b>	VALENCIA POINTE PL 2 LT 453		

Lake View - Completed in 2011, This extraordinary Madrid IV model has 3 bedroom, 2.5 bath plus a Den and features approximately \$140,000 in builder and after market upgrades, not including the lake lot premium (\$37,000). Upgrades include a full house generator, a "Picture Frame" screened patio enclosure (35 x 21), a 2-foot garage extension, accordion storm shutters and so much more. Measurements are estimated and are not guaranteed. HOA Fee includes lawn care, alarm monitoring, phone, cable and internet. Valencia Pointe will be renovating their clubhouse in 2019. Go to [www.Valencia-Pointe.com](http://www.Valencia-Pointe.com) or see virtual tour to view renderings of clubhouse. Please call for full list of upgrades or information on clubhouse renovations.

<b>Construction:</b>	CBS	<b>View:</b>	Lake
<b>Flooring:</b>	Carpet; Tile	<b>Restrict:</b>	Lease OK w/Restrict
<b>Furnished:</b>	Unfurnished	<b>Taxes:</b>	County Only; Homestead
<b>Roof:</b>		<b>Special Info:</b>	Sold As-Is
<b>Security:</b>	Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys-Owned	<b>Rooms:</b>	Den/Office; Family; Laundry-Inside
<b>Dining Area:</b>	Breakfast Area; Dining/Kitchen; Eat-In Kitchen; Formal	<b>Lot Description:</b>	< 1/4 Acre; Sidewalks
<b>Master:</b>	Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub		
<b>Included:</b>	Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Wall Oven; Washer; Water Heater - Elec		
<b>Subdiv. Amenities:</b>	Billiards; Clubhouse; Exercise Room; Game Room; Manager on Site; Pool; Sidewalks; Spa-Hot Tub; Tennis; Workshop		
<b>Exterior Features:</b>	Auto Sprinkler; Covered Patio; Open Patio; Screened Patio; Shutters; Zoned Sprinkler		
<b>Interior Features:</b>	Built-in Shelves; Closet Cabinets; Cook Island; Foyer; French Door; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet		

Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by Jeffrey J. Katz P.A. on Thursday, February 14, 2019 8:50 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.