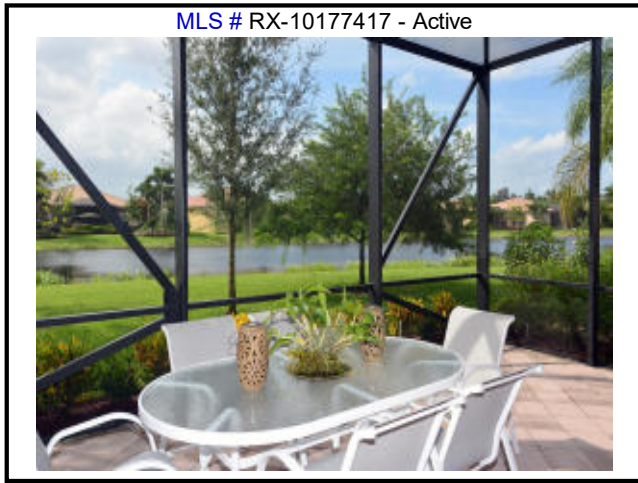


# Visit JeffreyJKatz.com for Photos and Virtual Tour

MLS # RX-10177417 - Active



**List Price:**  
**Bedrooms:** 4  
**Bathrooms:** 2.1  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv SqFt:** 2,396  
**Tot Sq Ft:** 2,960  
**Waterfront:** Yes  
**Wtr Type:** Lake  
**Pets:** Yes  
**Front Exp:** N  
**Year Built:** 2012  
**Short Sale:** No  
**Model:** Gibraltar/525

**CALL TO VERIFY**

<b>Kitchen</b>	19	X	17
<b>Dining Room</b>	15	X	13
<b>Family Room</b>	17	X	16
<b>Living Room</b>	15	X	14
<b>Master Bedroom</b>	18	X	13
<b>Bedroom 2</b>	13	X	12
<b>Bedroom 3</b>	12	X	10
<b>Den</b>	13	X	11

**Subdivision:** VALENCIA RESERVE  
**Address:** 9054 Vander Cove  
 Boynton Beach FL 33473

**HOA or Cond:** HOA Mandatory  
**Fee:** 430.62  
**App Fee:** 150

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

No more cold Northern winters...Paradise awaits! This amazingly tranquil, meticulously maintained lakefront home sits on a lushly landscaped cul-de-sac lot, & is priced to sell & ready for a quick closing! Take in the bright and lovely Southern facing lake views from your extended, fully screened patio w/decorative pavers. Perfect layout allows for plenty of houseguests, allowing everyone plenty of privacy! Kitchen offers upgraded granite, upgraded stainless steel appliances, dark finish Shaker style cabinetry, end panels & bead board on the snack bar wall . A lovely bay window breakfast area lets you enjoy your meals lakeside, and view the beautiful small butterfly garden that has been planted! Some additional features include:

<b>Construction:</b> CBS	<b>View:</b> Lake
<b>Flooring:</b> Carpet; Ceramic Tile	<b>Restrict:</b> Buyer Approval; Commercial Vehicles Prohibited; Lease OK w/Restrict; Tenant Approval; Up to 2 Pets
<b>Furnished:</b> Furniture Negotiable; Unfurnished	<b>Taxes:</b> County Only; Homestead
<b>Roof:</b> S-Tile	<b>Special Info:</b> Sold As-Is
<b>Security:</b> Entry Card; Gate - Manned; Private Guard; Security Patrol; Security Sys-Owned	<b>Rooms:</b> Den/Office; Family; Laundry-Inside
<b>Dining Area:</b> Breakfast Area; Dining-Living; Snack Bar	<b>Lot Description:</b> < 1/4 Acre; Cul-De-Sac; 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; Storm Shutters; Water Heater - Elec	
<b>Subdiv. Amenities:</b> Basketball; Bike - Jog; Billiards; Business Center; Clubhouse; Exercise Room; Game Room; Library; Manager on Site; Pool; Sidewalks; Spa-Hot Tub; Tennis	
<b>Exterior Features:</b> Auto Sprinkler; Covered Patio; Room for Pool; Screened Patio; Shutters	
<b>Interior Features:</b> Built-in Shelves; Closet Cabinets; Entry Lvl Lvng Area; Foyer; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; W/D Hookup; Walk-in Closet	



Information is deemed to be reliable, but is not guaranteed. © 2015 MLS and FBS. Prepared by Jeffrey J. Katz P.A. on Wednesday, October 21, 2015 12:58 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.