

MLS # RX-10321871 - Active



**List Price:** \$775,000  
**Sold Price:** \$  
**Bedrooms:** 4  
**Bathrooms:** 3.1  
**Garage:** 3.0  
**Pvt Pool:** No  
**Liv SqFt:** 2,615  
**Tot Sq Ft:** 3,504  
**Waterfront:** Yes  
**Wtr Type:** Interior Canal; Lake  
**Pets:** Restricted  
**Front Exp:** S  
**Year Built:** 2013  
**Short Sale:** No  
**Model:** Julia

Kitchen	13	X	13
Dining Room	13	X	11
Living Room	20	X	21
Master Bedroom	17	X	16
Bedroom 2	13	X	11
Bedroom 3	12	X	12
Den	14	X	11
Patio/Balcony	22	X	22

**Subdivision:** Valencia Reserve  
**Address:** 9171 Sanderson Court  
 Boynton Beach FL 33473

**HOA or Cond:** HOA Mandatory  
**Fee:** 490  
**App Fee:** 100

**Min Days Lease:** 210  
**Special Asmt:** No  
**Units/Complex:**

Magnificent, awe-inspiring Julia on an extremely private, end of cul de sac, lake lot with no homes in the West side...just lush, tropical landscaping! No expense has been spared in this barely-lived in professionally decorated showcase home! On entry, you'll see the WOW factor immediately, as you note lovely rectified tile flooring on the diagonal, custom Crown Moulding throughout, and chic light fixtures. Once inside, gasp at the Great Room w/it's Coffered ceiling, lake and preserve views, and unbelievable \$14,000 custom wall built-in! Tons of extra hi hat lights throughout (41, to be exact!) Kitchen is light and bright, w/lakefront bay window, upgraded stainless steel GE Cafe Series appliances, built-in range/cooktop, pots & pans drawers and pull outs in base cabinets...

**Construction:** CBS  
**Flooring:** Carpet; Ceramic Tile  
**Furnished:** Furniture Negotiable; Unfurnished  
**Roof:** S-Tile  
**Security:** Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys-Owned  
**Dining Area:** Breakfast Area; Eat-In Kitchen; Formal; Snack Bar  
**Master:** Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub  
**Included:** Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec  
**Subdiv. Amenities:** Basketball; Bike - Jog; Billiards; Cabana; Clubhouse; Community Room; Exercise Room; Game Room; Manager on Site; Picnic Area; Pool; Sidewalks; Spa-Hot Tub; Street Lights; Tennis; Workshop  
**Exterior Features:** Auto Sprinkler; Covered Patio; Screened Patio; Shutters; Zoned Sprinkler  
**Interior Features:** Custom Mirror; Foyer; French Door; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; W/D Hookup; Walk-in Closet  
**Maint. Includes:** Cable; Common Areas; Lawn Care; Manager; Recrtnl Facility; Security

**View:** Garden; Lake  
**Restrict:** Buyer Approval; Lease OK w/Restrict; No Truck/RV; Tenant Approval; Pet Restrictions  
**Taxes:** County Only  
**Special Info:** Sold As-Is  
**Rooms:** Den/Office; Great  
**Lot Description:** < 1/4 Acre; Cul-De-Sac; Zero Lot



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