

# Visit JeffreyJKatz.com for Photos and Virtual Tour

MLS # RX-10283629 - Active



<b>List Price:</b>	<b>CALL TO VERIFY</b>	<b>Kitchen</b>	13	X	11
<b>Bedrooms:</b>	3	<b>Dining Room</b>	13	X	11
<b>Bathrooms:</b>	2.0	<b>Living Room</b>	20	X	18
<b>Garage:</b>	2.0	<b>Master Bedroom</b>	19	X	16
<b>Pvt Pool:</b>	No	<b>Bedroom 2</b>	14	X	11
<b>Liv SqFt:</b>	2,254	<b>Bedroom 3</b>	13	X	11
<b>Tot Sq Ft:</b>	2,892	<b>Utility Room</b>	7	X	6
<b>Waterfront:</b>	No	<b>Patio/Balcony</b>	22	X	20
<b>Wtr Type:</b>	None				
<b>Pets:</b>	Restricted				
<b>Days Mkt:</b>	0				
<b>Front Exp:</b>	S				
<b>Year Built:</b>	2012				
<b>Short Sale:</b>	No				
<b>Model:</b>	Alexandra				

<b>Subdivision:</b>	Valencia Reserve	<b>HOA or Cond:</b>	HOA Mandatory	<b>Min Days Lease:</b>	210
<b>Address:</b>	9710 Dovetree Isle Drive Boynton Beach FL 33473	<b>Fee:</b>	495	<b>Special Asmt:</b>	No
		<b>App Fee:</b>	150	<b>Units/Complex:</b>	

<b>LO:</b>	RE/MAX Advantage Plus/Boynton Beach	<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:** Lyons Rd between Boynton Beach Blvd and Atlantic Ave. Ask guard for directions.  
**Showing Instructions:** 24 Hour Notice; Appointment Only; Call Listing Office; LA Must Accompany  
**CALL LO FOR SHOWING INSTRUCTIONS.** Please give 24 hours notice. Measurements are estimated and are not guaranteed. Please view MLS attachment for extensive list of upgrades. Valencia Reserve requires one time capital contribution for buyer at close equal to one quarter fees.

<b>Non-Rep:</b>	3.0%	<b>Buyers:</b>	3.0%	<b>Trans:</b>	3.0%	<b>List Agency:</b>	Transaction Broker
<b>List Type:</b>	Ex Rt	<b>Bonus:</b>	No	<b>Dual Rate:</b>	Yes	<b>ListDate:</b>	11/14/2016
<b>Owner Name:</b>	PLOSZAJ	<b>Owner Phone:</b>		<b>Legal:</b>	LYONS WEST AGR PUD PL 5 LT 468		

Beautiful Alexandra model with approximately \$70,000 in upgrades featuring a magnificent extended screened patio with Travertine marble, screened entry and a private yard. Interior upgrades include neutral 24-inch tile on the diagonal, plantation shutters, crown molding, upgraded kitchen and baths, California-style closets and much more. Please call for a full list of upgrades. Valencia Reserve is a top 55+ community with tons of amenities. HOA fees now include cable, phone and internet and credit at the café.

<b>Construction:</b>	CBS	<b>View:</b>	Garden
<b>Flooring:</b>	Carpet; Ceramic Tile	<b>Restrict:</b>	Buyer Approval; Lease OK w/Restrict; Tenant Approval; Pet Restrictions
<b>Furnished:</b>	Unfurnished	<b>Taxes:</b>	County Only
<b>Roof:</b>	S-Tile	<b>Special Info:</b>	Sold As-Is
<b>Security:</b>	Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Light; Security Sys-Owned	<b>Rooms:</b>	Great
<b>Dining Area:</b>	Breakfast Area; Eat-In Kitchen; Formal; Snack Bar	<b>Lot Description:</b>	< 1/4 Acre; Sidewalks; Zero Lot
<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; Washer; Water Heater - Elec		
<b>Subdiv. Amenities:</b>	Basketball; Bike - Jog; Billiards; Clubhouse; Community Room; Exercise Room; Game Room; Manager on Site; Picnic Area; Pool; Sidewalks; Spa-Hot Tub; Street Lights; Tennis; Workshop		
<b>Exterior Features:</b>	Auto Sprinkler; Covered Patio; Screened Patio; Shutters; Zoned Sprinkler		
<b>Interior Features:</b>	Closet Cabinets; Foyer; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet		

Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Jeffrey J. Katz P.A. on Monday, November 14, 2016 7:23 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.