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MLS # RX-10484411 - Active



**List Price:** **CALL TO VERIFY**  
**Bedrooms:** 3  
**Bathrooms:** 2.1  
**Garage:** 2.0  
**Pvt Pool:** Yes 26 x 12  
**Liv SqFt:** 2,264  
**Tot Sq Ft:** 2,970  
**Waterfront:** Yes  
**Wtr Type:** Lake  
**Pets:** Restricted  
**Front Exp:** S  
**Year Built:** 2017  
**Short Sale:** No  
**Model:** Atlantica

Kitchen	13	X	12
Dining Room	14	X	13
Living Room	23	X	20
Master Bedroom	19	X	14
Bedroom 2	12	X	11
Bedroom 3	13	X	12
Den		X	
Utility Room	9	X	6
Patio/Balcony	31	X	28

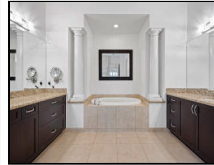
**Subdivision:** Valencia Bay  
**Address:** 12591 Bonnington Range Drive  
 Boynton Beach FL 33473

**HOA or Cond:** HOA Mandatory  
**Fee:** 380  
**App Fee:** 150

**Min Days Lease:**  
**Special Asmt:** No  
**Units/Complex:** 582

This lake front Atlantica model features 3 bedrooms and an open floor plan. Located on approximately 1/3 of an acre, the private, pie-shaped lot offers beautiful views, a salt water pool and extended patio, with extensive landscaping. Upgrades include 24x24 rectified tile on the diagonal, extensive kitchen and bath upgrades, "California style" master bedroom built-in closets, variable speed Performance model Carrier A/C, impact glass windows and doors, and so much more! Please call for full list of upgrades.

<b>Construction:</b> CBS	<b>View:</b> Lake; Pool
<b>Flooring:</b> Carpet; Tile	<b>Restrict:</b> Lease OK w/Restrict; Pet Restrictions; Other
<b>Furnished:</b> Furniture Negotiable; Unfurnished	<b>Taxes:</b> County Only
<b>Roof:</b> Flat Tile	<b>Special Info:</b> Sold As-Is
<b>Security:</b> Burglar Alarm; Gate - Manned; Security Sys-Owned	<b>Rooms:</b> Great
<b>Dining Area:</b> Breakfast Area; Dining-Living	<b>Lot Description:</b> 1/4 to 1/2 Acre; Irregular Lot; 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; Washer; Water Heater - Elec	
<b>Subdiv. Amenities:</b> Billiards; Clubhouse; Exercise Room; Manager on Site; Pool; Sidewalks; Spa-Hot Tub; Tennis	
<b>Exterior Features:</b> Auto Sprinkler; Covered Patio; Lake/Canal Sprinkler; Screened Patio; Zoned Sprinkler	
<b>Interior Features:</b> Cook Island; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	



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