

MLS # RX-10879523 - Active



List Price: **CALL TO VERIFY**
 Bedrooms: 3
 Bathrooms: 2.1
 Garage: 2.0
 Pvt Pool: No
 Liv SqFt: 2,214
 Tot Sq Ft: 3,160
 Waterfront: Yes
 Wtr Type: Lake
 Pets: Restricted
 Front Exp: East
 Year Built: 2017
 Short Sale: No
 Model: Vienna

Kitchen	14	X	11
Dining Room	13	X	10
Living Room	23	X	18
Master Bedroom	17	X	15
Bedroom 2	13	X	11
Den	15	X	11
Patio	40	X	10

Subdivision: Valencia Bay
 Address: 12703 Copper Mountain Pass
 Boynton Beach FL 33473

HOA or Cond: HOA Mandatory
 Fee: 707
 App Fee: 150

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

Gorgeous Vienna model features 2 bedrooms + den, 2.5 baths and beautiful lake views situated next to a pie-shaped lot offering highly desirable expanded space and privacy. Upgrade highlights include impact glass windows and doors, 24x24 rectified tile, tons of kitchen and bath upgrades, custom Great Room built-in, Hunter Douglas blinds throughout with large remote controlled Great Room blinds, custom closet systems, impact glass front door with keypad entry accessible from mobile phone, Coffered ceiling in the Great Room and Primary Bedroom, 2-foot garage extension with epoxy floor, upgraded landscaping and so much more. Valencia Bay is a highly sought-after 55+ community with tons of amenities including a café. Cable, Internet, exterior painting and alarm monitoring included in HOA fee.

Construction:	CBS	View:	Lake
Flooring:	Carpet; Tile	Restrict:	Buyer Approval; Lease OK w/Restrict
Furnished:	Unfurnished	Taxes:	County Only; Homestead
Roof:	S-Tile	Special Info:	Sold As-Is
Security:	Burglar Alarm; Gate - Manned	Rooms:	Den/Office; Great; Storage
Dining Area:	Dining-Living	Lot Description:	< 1/4 Acre; Sidewalks; Zero Lot
Master:	Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub		
Included:	Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer		
Subdiv. Amenities:	Basketball; Bike - Jog; Billiards; Bocce Ball; Café/Restaurant; Clubhouse; Fitness Center; Lobby; Manager on Site; Pickleball; Pool; Sidewalks; Spa-Hot Tub; Tennis		
Exterior Features:	Auto Sprinkler; Covered Patio; Screened Patio; Zoned Sprinkler		
Interior Features:	Foyer; Kitchen Island; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet		



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