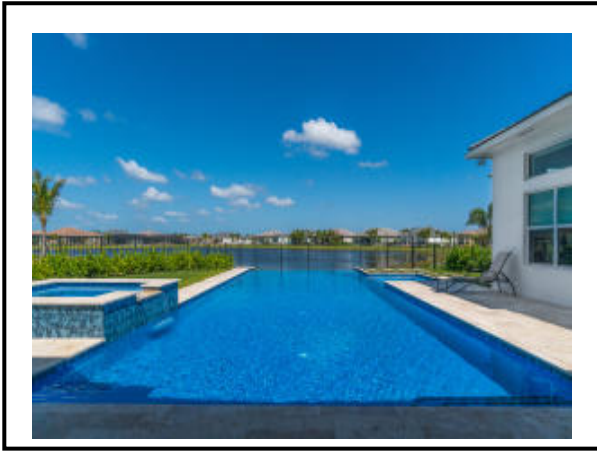


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List Price:	CALL TO VERIFY	Kitchen	15	X	14
Bedrooms:	3	Dining Room	18	X	12
Bathrooms:	3.0	Family Room	20	X	16
Garage:	3.0	Living Room	24	X	18
Pvt Pool:	Yes 46x18	Master Bedroom	19	X	14
Liv SqFt:	3,273	Bedroom 2	18	X	13
Tot Sq Ft:	4,165	Bedroom 3	12	X	12
Waterfront:	Yes	Den	17	X	14
Wtr Type:	Lake	Patio/Balcony	20	X	7
Pets:	Restricted	Porch	22	X	12
Front Exp:	SE				
Year Built:	2017				
Short Sale:	No				
Model:	Charleston Grande				

Subdivision:	Valencia Bay	HOA or Cond:	HOA Mandatory	Min Days Lease:	270
Address:	12926 Big Bear Bluff Boynton Beach FL 33473	Fee:	374	Special Asmt:	No
		App Fee:	150	Units/Complex:	582

Charleston Grande model with prime lake view on 1/2 acre pie-shaped lot with a 46x18 heated Infinity pool, spa and summer kitchen. Approximately \$450,000 in upgrades (including lot premium). Not a dime spared on upgrades including impact glass windows and doors, Crown molding, finished closets, frame-less shower doors, extensive kitchen and bath upgrades and so much more! Please call for full list of upgrades. Note: 4th Bedroom has no closet (Den/Club Room). Please view virtual tour.

Construction:	CBS	View:	Lake; Pool
Flooring:	Carpet; Tile	Restrict:	Lease OK w/Restrict; Pet Restrictions
Furnished:	Unfurnished	Taxes:	County Only
Roof:	S-Tile	Special Info:	Sold As-Is
Security:	Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys-Owned	Rooms:	Den/Office; Family
Dining Area:	Breakfast Area; Formal	Lot Description:	1/4 to 1/2 Acre
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:	Billiards; Clubhouse; Exercise Room; Manager on Site; Pool; Shuffleboard; Sidewalks; Spa-Hot Tub; Street Lights; Tennis		
Exterior Features:	Auto Sprinkler; Built-in Grill; Covered Patio; Custom Lighting; Fence; Lake/Canal Sprinkler; Open Patio; Summer Kitchen; Zoned Sprinkler		
Interior Features:	Built-in Shelves; Closet Cabinets; Cook Island; French Door; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet		

