

# Visit JeffreyJKatz.com for Photos and Virtual Tour

MLS # RX-10263471 - Active



**List Price:** **CALL TO VERIFY**  
**Bedrooms:** 4  
**Bathrooms:** 2.1  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv SqFt:** 2,797  
**Tot Sq Ft:** 3,483  
**Waterfront:** No  
**Wtr Type:** None  
**Pets:** Restricted  
**Front Exp:** W  
**Year Built:** 2004  
**Short Sale:** No  
**Model:** Madrid III

Kitchen	14	X	14
Dining Room	13	X	12
Family Room	18	X	17
Living Room	17	X	15
Master Bedroom	19	X	18
Bedroom 2	13	X	11
Bedroom 3	11	X	11
Bedroom 4	12	X	11
Den			X
Utility Room	9	X	6
Patio/Balcony	22	X	18

**Subdivision:** VALENCIA FALLS  
**Address:** 13316 Alhambra Lake Circle  
 Delray Beach FL 33446

**HOA or Cond:** HOA Mandatory  
**Fee:** 523  
**App Fee:** 200

**Min Days Lease:** 365  
**Special Asmt:** No  
**Units/Complex:**

This magnificent Madrid model features 4 bedrooms and 2.5 baths. The Jerusalem Stone floor (no carpet) adds a warm feel to the house. Enjoy the privacy and beautiful landscaping on the extended/covered/screened patio. Upgrades include a built-in convection oven, Upgrades kitchen, French doors in the living room, newer A/C units, California-style closets, and so much more. HOA includes café, Cable, Phone Internet and more. Please call for a full list of upgrades.

<b>Construction:</b> CBS	<b>View:</b> Garden
<b>Flooring:</b> Other	<b>Restrict:</b> Buyer Approval; Lease OK w/Restrict; Tenant Approval; Pet Restrictions
<b>Furnished:</b> Furniture Negotiable; Unfurnished	<b>Taxes:</b> County Only; Homestead
<b>Roof:</b> S-Tile	<b>Special Info:</b> Sold As-Is
<b>Security:</b> Gate - Manned	<b>Rooms:</b> Den/Office; Family; Laundry-Inside
<b>Dining Area:</b> Breakfast Area; Formal	<b>Lot Description:</b> < 1/4 Acre
<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; Billiards; Business Center; Clubhouse; Community Room; Exercise Room; Game Room; Pool; Putting Green; Sauna; Spa-Hot Tub; Tennis; Whirlpool; Workshop	
<b>Exterior Features:</b> Covered Patio; Screened Patio; Zoned Sprinkler	
<b>Interior Features:</b> Ctdrl/Vault Ceilings; Foyer; Pantry; 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 Wednesday, August 31, 2016 2:52 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.