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**Price:** Call to Verify  
**Bed:** 3  
**Bath:** 2.0  
**Garage:**  
**Pvt Pool:** N  
**Liv SqFt:** 1,730  
**Tot SqFt:** 2,345  
**Waterfront:** N  
**Wtr Type:** NONE  
**Pets:** R  
**MLS #:** R3286352  
**Front Exp:** S  
**Year Built:** 2009

**Living Rm:** 20 X 16  
**Kitchen:** 12 X 10  
**Dining Rm:** 11 X 11  
**Dining Ar:** X  
**Utility:** 6 X 6  
**Den:** 12 X 11  
**Family Rm:** X  
**Florida Rm:** X  
**Patio/Balc:** X  
**Porch:** 9 X 15  
**Master BR:** 17 X 12  
**Bedroom 2:** 12 X 12  
**Bedroom 3:** X  
**Bedroom 4:** X  
**Bedroom 5:** X

**Subdivision:** Valencia Pointe  
**Address:** 6727 Shamrock Trl  
 Boynton Beach, FL 33437

**Development:** Valencia Pointe  
**Model Name:** Isabelle  
**Units/Complex:**

**Floors/Bldg:** 1  
**Units/Bldg:**  
**Unit Flr #:**

**HOA or Cond:** HOA  
**Fee:** \$1267 / QTR  
**App. Fee:** 260

**Mbrshp Equity:**  
**Land Lease:**  
**Rec Lease:**

**Min Day/Lease:** 210  
**Lease Times/Yr:** 1  
**Spec Asmt:** N

**Remarks:** Move in condition. Light and Bright with open floor plan. Private back yard does not back to street or house. Upgraded Granite on kitchen counters.

<b>Construction</b> CBS	Scrnd Patio	<b>Lot Description</b> Zero Lot	<b>Rooms</b> Great Util-Lndry	Clubhouse Basketball Exer Room Spa- Hot Tub Sidewalk Picnic Area Billiards Putt Green	<b>View</b> Garden
<b>Cooling</b> Central	<b>Flooring</b> Ceramic Tile Carpet	<b>Maintenance Fee Includes</b> Common Area Lawn Care Common Area RE Tax Manager Cable	<b>Security</b> Gate-Manned Gate-Unman		<b>Waterfront Desc</b> None
<b>Equipment</b> Washer Dryer Refrigerator Range Dishwasher Elec Wtr Htr Disposal Microwave Smoke Detect Auto Gar Dr	<b>Furnished</b> Unfurnished	<b>Master Bdrm Bath</b> Sepshower Sepbath Dual Sinks	<b>Showing Instructions</b> Appt Only Tenant Occ Call LO	<b>Taxes</b> County Only	<b>Terms Considered</b> Cash Conventional
<b>Exterior Feature</b> Covrd Patio	<b>Heating</b> Central	<b>Possession</b> At Close	<b>Special Information</b> Sold As-Is	<b>Utilities</b> 3-Phase Elec	
	<b>Interior Feature</b> Vol Ceil Split Bedrms Roman Tub Wlk In Shel Blt In Shel Laundry Tub	<b>Restrictions</b> Adult 55+	<b>Subdivision Info</b> Pool Tennis Bike - Jog		

**Additional Photos:**

