

MLS # RX-10572174 - Active



**List Price:**  
**Bedrooms:** 4  
**Bathrooms:** 2.1  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv Sq Ft:** 3,196  
**Tot Sq Ft:** 3,875  
**Waterfront:** Yes  
**Wtr Type:** Lake  
**Pets:** Restricted  
**Front Exp:** S  
**Year Built:** 2006  
**Short Sale:** No  
**Model:** Madrid III

**CALL TO VERIFY**

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
Den	14	X	11
Florida Room	24	X	18
Utility Room	9	X	6
Patio	55	X	23

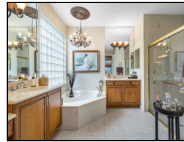
**Subdivision:** Valencia Pointe  
**Address:** 7038 Great Falls Circle  
 Boynton Beach FL 33437

**HOA or Cond:** HOA Mandatory  
**Fee:** 600  
**App Fee:** 260

**Min Days Lease:** 210  
**Special Asmt:** No  
**Units/Complex:** 690

Lowest price Madrid in Valencia Pointe with LAKE VIEW - Upgraded with a 400 sq ft air conditioned Florida Room (approx). This 2.5 bath, 3 bedroom + den home features tons of upgrades including 20x20 rectified porcelain tile on the diagonal, crown molding, double entry glass doors, newer Lenox a/c units with HEPA filters, new refrigerator, extended/upgraded driveway pavers, 2-foot garage extension and so much more. HOA Fee includes lawn care, alarm monitoring, phone, cable and internet. NOTE: Refrigerator in pictures is not actual refrigerator. Valencia Pointe is currently renovating their clubhouse at no cost to buyer. View Virtual Tour or go to [www.Valencia-Pointe.com](http://www.Valencia-Pointe.com) to view renderings. Please call for full list of upgrades or information on renovations.

<b>Construction:</b> CBS	<b>View:</b> Lake
<b>Flooring:</b> Carpet; Tile	<b>Restrict:</b> Buyer Approval; Lease OK w/Restrict; Other
<b>Furnished:</b> Unfurnished	<b>Taxes:</b> County Only; Homestead
<b>Roof:</b> S-Tile	<b>Special Info:</b> Sold As-Is
<b>Security:</b> Burglar Alarm; Gate - Manned; Gate - Unmanned; Motion Detector; Security Sys-Owned	<b>Rooms:</b> Den/Office; Family; Florida
<b>Dining Area:</b> Breakfast Area; Eat-In Kitchen; Formal	<b>Lot Description:</b> < 1/4 Acre; Sidewalks
<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; Storm Shutters; Washer; Water Heater - Elec	
<b>Subdiv. Amenities:</b> Basketball; Bike - Jog; Billiards; Café/Restaurant; Clubhouse; Exercise Room; Game Room; Manager on Site; Pickleball; Picnic Area; Pool; Sidewalks; Tennis	
<b>Exterior Features:</b> Auto Sprinkler; Open Patio; Shutters; Zoned Sprinkler	
<b>Interior Features:</b> Cook Island; Ctdrl/Vault Ceilings; Entry Lvl Lving Area; French Door; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Walk-in Closet	



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