

MLS # RX-10827797 - Active



List Price: **CALL TO VERIFY**
Bedrooms: 4
Bathrooms: 2.1
Garage: 2.0
Pvt Pool: No
Liv SqFt: 2,662
Tot Sq Ft: 3,305
Waterfront: Yes
Wtr Type: Lake
Pets: Restricted
Front Exp: East
Year Built: 2010
Short Sale: No
Model: Lydia - Builders Model

Kitchen	14	X	14
Dining Room	13	X	12
Living Room	18	X	16
Master Bedroom	17	X	15
Bedroom 2	12	X	11
Bedroom 3	12	X	11
Den	12	X	11
Utility Room	7	X	6
Patio	22	X	19

Subdivision: Valencia Reserve
Address: 10791 Sable Breeze Way
 Boynton Beach FL 33473

HOA or Cond: HOA Mandatory
Fee: 607.33
App Fee: 200

Min Days Lease:
Special Asmt: No
Units/Complex: 1,045

This gorgeous Lydia is a former builder's model with tons of custom decorator upgrades. The home features 3 bedrooms plus a den, 2.5 baths and an expanded screen enclosed patio situated on an oversized lot, overlooking a beautiful private lake (no littoral plants in lake). Upgrade highlights include impact glass double door entry, several kitchen & bathroom upgrades, decorator lighting and hi hat fixtures throughout, newer appliances, crown molding, storm shutters, and so much more! Everything this home offers is just walking distance from the clubhouse where you'll find tons of amenities including tennis, pickleball, state of the art fitness center and a Cafe to name a few. HOA Fee includes exterior painting of house, lawn care, alarm monitoring, cable and internet and so much more.

Construction: CBS
Flooring: Carpet; Tile; Wood Floor; Other
Furnished: Furniture Negotiable; Unfurnished
Roof: S-Tile
Security: Burglar Alarm; Gate - Manned; Gate - Unmanned; Motion Detector; Security Sys- Owned
Dining Area: Breakfast Area; Formal
Master: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub
Included: Dishwasher; Disposal; Dryer; Generator Hookup; Intercom; Microwave; Range - Electric; Refrigerator; Storm Shutters; Washer
Subdiv. Amenities: Basketball; Bike - Jog; Billiards; Cabana; Café/Restaurant; Clubhouse; Community Room; Fitness Center; Game Room; Manager on Site; Pickleball; Picnic Area; Pool; Sidewalks; Spa-Hot Tub; Tennis; Workshop
Exterior Features: Auto Sprinkler; Covered Patio; Lake/Canal Sprinkler; Room for Pool; Screened Patio; Shutters; Zoned Sprinkler
Interior Features: Foyer; Kitchen Island; Laundry Tub; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet

View: Lake
Restrict: Lease OK w/Restrict; Other
Taxes: County Only; Homestead
Special Info: Sold As-Is
Rooms: Den/Office; Family; Laundry- Inside
Lot Description: < 1/4 Acre



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