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List Price:	CALL TO VERIFY	Kitchen	18	X	11
Bedrooms:	4	Dining Room	12	X	11
Bathrooms:	2.1	Family Room	17	X	17
Garage:	2.0	Living Room	19	X	18
Pvt Pool:	No	Master Bedroom	19	X	17
Liv SqFt:	2,758	Bedroom 2	12	X	12
Tot Sq Ft:	3,520	Bedroom 3	12	X	10
Waterfront:	No	Bedroom 4	11	X	11
Wtr Type:	None	Porch	43	X	37
Pets:	Restricted				
Front Exp:	S				
Year Built:	2012				
Short Sale:	No				
Model:	Avila IV				

Subdivision:	Valencia Reserve	HOA or Cond:	HOA Mandatory	Min Days Lease:	210
Address:	9199 Bal Bay Point Boynton Beach FL 33473	Fee:	389	Special Asmt:	No
		App Fee:	100	Units/Complex:	1,043

If your looking for a private, beautifully landscaped backyard on a Clu-De-Sac street, this Avila model is a must see. With 4 bedrooms, and 2.5 baths, this home features over \$100,000 in upgrades. Upgrades include an extended screened enclosure, 20 KW full house generator, accordion storm shutters, "California style" closets, and so much more. Extensive landscaping compliment the private yard. Please call for a full list of upgrades.

Construction:	CBS	View:	Garden
Flooring:	Carpet; Tile	Restrict:	Lease OK w/Restrict; Tenant Approval; Pet Restrictions
Furnished:	Furniture Negotiable; Unfurnished	Taxes:	County Only; Homestead
Roof:	S-Tile	Special Info:	Sold As-Is
Security:	Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys-Owned	Rooms:	Den; Great; Laundry-Util/Closet
Dining Area:	Eat-In Kitchen; Formal; Snack Bar	Lot Description:	< 1/4 Acre; Sidewalks
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:	Basketball; Bike - Jog; Billiards; Business Center; Clubhouse; Community Room; Exercise Room; Game Room; Library; Lobby; Manager on Site; Pool; Spa-Hot Tub; Tennis; Whirlpool		
Exterior Features:	Auto Sprinkler; Covered Patio; Fence; Lake/Canal Sprinkler; Screened Patio; Shutters; Zoned Sprinkler		
Interior Features:	Built-in Shelves; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet		



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