

MLS # RX-10348252 - Active



List Price: \$425,000  
 Sold Price: \$  
 Bedrooms: 3  
 Bathrooms: 2.0  
 Garage: 2.0  
 Pvt Pool: No  
 Liv SqFt: 1,528  
 Tot Sq Ft: 2,200  
 Waterfront: No  
 Wtr Type: None  
 Pets: Restricted  
 Front Exp: S  
 Year Built: 2010  
 Short Sale: No  
 Model: Sophia

Kitchen	10	X	10
Dining Area	11	X	10
Living Room	19	X	16
Master Bedroom	15	X	12
Bedroom 2	14	X	12
Bedroom 3	11	X	11
Utility Room	6	X	6
Patio/Balcony	26	X	8

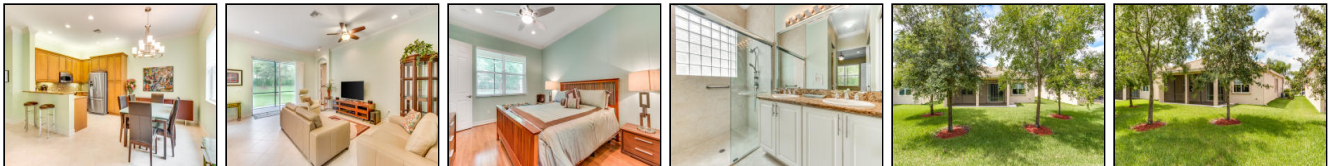
Subdivision: Valencia Reserve  
 Address: 9403 Ivory Isle Road  
 Boynton Beach FL 33473

HOA or Cond: HOA Mandatory  
 Fee: 490  
 App Fee: 100

Min Days Lease: 210  
 Special Asmt: No  
 Units/Complex: 1,043

Sophia model with extended covered/screened enclosure and a short walk to the club house. Over \$40,000 in upgrades including accordion storm shutters, screened entry, lots of high hats, tile on the diagonal. "California style" closets, an upgraded kitchen and more. HOA Fee includes lawn care, alarm monitoring, phone, cable and internet. Please call for a full list of upgrades.

<b>Construction:</b> CBS	<b>View:</b> Garden
<b>Flooring:</b> Ceramic Tile; Laminate	<b>Restrict:</b> Buyer Approval; Lease OK w/Restrict; No Truck/RV; Tenant Approval; Pet Restrictions
<b>Furnished:</b> Furniture Negotiable	<b>Taxes:</b> County Only
<b>Roof:</b> S-Tile	<b>Special Info:</b> Sold As-Is
<b>Security:</b> Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys-Owned	<b>Rooms:</b> Den/Office; Great
<b>Dining Area:</b> Breakfast Area; Eat-In Kitchen; Formal	<b>Lot Description:</b> < 1/4 Acre; Zero Lot
<b>Master:</b> Dual Sinks; Separate Shower	
<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; Bike - Jog; Billiards; Cabana; Clubhouse; Community Room; Exercise Room; Game Room; Manager on Site; Picnic Area; Pool; Sidewalks; Spa-Hot Tub; Street Lights; Tennis; Workshop	
<b>Exterior Features:</b> Auto Sprinkler; Covered Patio; Screened Patio; Shutters; Zoned Sprinkler	
<b>Interior Features:</b> Built-in Shelves; Laundry Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	
<b>Maint. Includes:</b> Cable; Common Areas; Common R.E. Tax; Lawn Care; Manager; Recrtnal Facility; Security	



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