

MLS # B26034415 - Active



**List Price:** Call for details  
**Sold Price:** \$  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2  
**Pvt Pool:** No  
**Liv SqFt:** 2,034  
**Tot Sq Ft:** 2,651  
**Waterfront:** Yes  
**Wtr Type:**  
**Pets:** Yes  
**Front Exp:** East  
**Year Built:** 2003  
**Model:** Verona

<b>Kitchen</b>	14	X	10
<b>Dining Room</b>	12	X	10
<b>Family Room</b>	15	X	15
<b>Living Room</b>	14	X	12
<b>Master Bedroom</b>	17	X	12
<b>Bedroom 2</b>	12	X	12
<b>Bedroom 3</b>	13	X	12

**Subdivision:** TUSCANY BAY  
**Address:** 12095 Roma Road  
 Boynton Beach FL 33437

**Monthly Fee:** \$603  
**One Time Fee:** \$3,618  
**App Fee:** \$150

**Min Days Lease:** 365  
**Special Asmt:** No

**Remarks:**

Welcome to the sought-after Verona model with a BRAND NEW ROOF!! This is the largest model in the active community of Tuscany Bay, where comfort, style, and FL living come together beautifully. This meticulously maintained home features tons of natural light, updated bathrooms, and a bright, open-concept floor plan designed for effortless entertaining and everyday ease. Set on a private, premium lot with serene views and a golf course backdrop beyond, this home offers exceptional privacy with no rear neighbors. A charming pedestrian bridge just steps away from the home provides convenient access across the canal to the community's countless amenities. Inside, you'll find a neutral coastal-inspired palette, abundant natural light, and a spacious layout enhanced by white cabinetry,

<b>Construction:</b> CBS; Stucco	<b>View:</b> Garden; Golf Course
<b>Flooring:</b> Tile	<b>Restrictions:</b> Buyer Approval Required; Lease Restrictions; Parking - No Commercial Vehicles
<b>Furnished:</b> Negotiable	<b>Tax Information:</b> County Only; Homestead Exemption
<b>Roof:</b> Tile	<b>Special Information:</b> Sold As-Is
<b>Security:</b> Gated with Guard; Security Patrol; Security System; Smoke Detector(s)	<b>Security:</b> Gated with Guard; Security Patrol; Security System; Smoke Detector(s)
<b>Dining Area:</b> Breakfast Area; Dining/Living Room; Formal Dining; Snack Bar/Counter	<b>Lot Description:</b> Zero Lot Line
<b>Storm Protection:</b> Accordion Shutters: Complete	<b>Pet Restrictions:</b> Size Limit
<b>Primary Bed/Bath:</b> Dual Sinks; Master Bdrm - Ground; Separate Shower; Separate Tub	
<b>Appliances:</b> Dishwasher; Disposal; Dryer; Electric Range; Microwave; Oven; Refrigerator; Washer; Water Heater; Wine Refrigerator	
<b>Interior Features:</b> Bedroom Layout - Split; Closet Cabinetry; Entrance Foyer; Pantry; Roman Tub; Vaulted Ceiling(s); Walk-In Closet(s)	
<b>Fee Includes:</b> Common Areas; Internet; Maintenance Grounds; Recreation Facility; Security	
<b>Subdiv. Amenities:</b> Billiard Room; Bocce Ball; Clubhouse; Community Room; Fitness Center; Game Room; Gated; Heated Pool; Internet Included; Kitchen Facilities; Maintained Community; Management; Manager On Site; Pickleball Court(s); Pool; Recreation Facilities; Sauna; Security; Shuffleboard Court	



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