

Visit JeffreyJKatz.com for Photos and Video



MLS # RX-10499354 - Active

List Price: **CALL TO VERIFY**
Bedrooms: 4
Bathrooms: 3.1
Garage: 3.0
Pvt Pool: No
Liv SqFt: 3,087
Tot Sq Ft: 4,153
Waterfront: Yes
Wtr Type: Lake
Pets: Restricted
Front Exp: SW
Year Built: 2017
Short Sale: No
Model: Carlyle

Kitchen	23	X	15
Dining Room	14	X	13
Living Room	25	X	20
Master Bedroom	18	X	16
Bedroom 2	14	X	12
Bedroom 3	13	X	12
Den	18	X	15
Utility Room	9	X	9
Patio/Balcony	24	X	11

Subdivision: Valencia Bay
Address: 12842 Big Bear
 Boynton Beach FL 33473

HOA or Cond: HOA Mandatory
Fee: 380
App Fee: 150

Min Days Lease: 270
Special Asmt: No
Units/Complex: 582

Magnificent Carlyle model with a prime lake view and an oversized, pie-shaped lot includes 3 Bedrooms + large Office/Club Room and 3.5 bathrooms. Seller paid approximately \$115,000 in builder upgrades, \$135,000 for the lot premium and over \$200,000 in after market upgrades. Features include a full house generator with a 1,000 gallon tank, custom media center and carpentry, high end "California Style" closets, plantation shutters and upgraded window treatments, Upgraded A/C system, and so much more. Please call for full list of upgrades. HOA Fee includes lawn care and alarm monitoring.

Construction: CBS	View: Lake
Flooring: Carpet; Tile	Restrict: Lease OK w/Restrict
Furnished: Unfurnished	Taxes: County Only
Roof:	Special Info: Sold As-Is
Security: Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys-Owned	Rooms: Den/Office; Family; Great
Dining Area: Eat-In Kitchen; Formal; Snack Bar	Lot Description: 1/4 to 1/2 Acre
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: Billiards; Clubhouse; Exercise Room; Manager on Site; Pool; Shuffleboard; Sidewalks; Spa-Hot Tub; Street Lights; Tennis	
Exterior Features: Auto Sprinkler; Covered Patio; Lake/Canal Sprinkler; Zoned Sprinkler	
Interior Features: Built-in Shelves; Closet Cabinets; Cook Island; French Door; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	



Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by Jeffrey J. Katz P.A. on Sunday, January 27, 2019 3:51 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.