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MLS # RX-10492657 - Active



<b>List Price:</b>	<b>CALL TO VERIFY</b>	<b>Kitchen</b>	13	X	12
<b>Bedrooms:</b>	3	<b>Dining Room</b>	14	X	13
<b>Bathrooms:</b>	2.1	<b>Living Room</b>	23	X	20
<b>Garage:</b>	2.0	<b>Master Bedroom</b>	19	X	14
<b>Pvt Pool:</b>	No	<b>Bedroom 2</b>	12	X	11
<b>Liv SqFt:</b>	2,264	<b>Bedroom 3</b>			X
<b>Tot Sq Ft:</b>	2,972	<b>Den</b>	13	X	12
<b>Waterfront:</b>	Yes	<b>Utility Room</b>	9	X	6
<b>Wtr Type:</b>	Lake	<b>Patio/Balcony</b>	21	X	10
<b>Pets:</b>	Restricted				
<b>Front Exp:</b>	S				
<b>Year Built:</b>	2017				
<b>Short Sale:</b>	No				
<b>Model:</b>	Atlantica				

**Subdivision:** Valencia Bay  
**Address:** 8537 Julian Alps Lane  
 Boynton Beach FL 33473

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

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

Located in the center of Valencia Bay, this never lived in Atlantica model features 2 bedrooms plus a den, an open floor plan and beautiful lake view. Approximately \$75,000 in upgrades and lake lot premium. Upgrades include extensive kitchen and bath upgrades, upgraded variable speed Performance model carrier A/C, 35+ recessed lights and much more. Please call for full list of upgrades. Interested in this home with 24x24 rectified porcelain tile floors in a neutral color. See three pictures with insets (renderings) and call for details.

<b>Construction:</b>	CBS	<b>View:</b>	Lake
<b>Flooring:</b>	Carpet; Tile	<b>Restrict:</b>	Lease OK w/Restrict; Pet Restrictions; Other
<b>Furnished:</b>	Furniture Negotiable; Unfurnished	<b>Taxes:</b>	County Only
<b>Roof:</b>	Flat Tile	<b>Special Info:</b>	Sold As-Is
<b>Security:</b>	Burglar Alarm; Gate - Manned; Security Sys-Owned	<b>Rooms:</b>	Great
<b>Dining Area:</b>	Breakfast Area; Dining-Living	<b>Lot Description:</b>	< 1/4 Acre; Zero Lot
<b>Master:</b>	Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub		
<b>Included:</b>	Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Washer; Water Heater - Elec		
<b>Subdiv. Amenities:</b>	Billiards; Clubhouse; Exercise Room; Manager on Site; Pool; Sidewalks; Spa-Hot Tub; Tennis		
<b>Exterior Features:</b>	Auto Sprinkler; Covered Patio; Lake/Canal Sprinkler; Screened Patio; Zoned Sprinkler		
<b>Interior Features:</b>	Cook Island; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet		



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