

# Visit JeffreyJKatz.com for Photos and Virtual Tour

MLS # RX-10236566 - Active



**List Price:** **CALL TO VERIFY**  
**Bedrooms:** 3  
**Bathrooms:** 2.1  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv SqFt:** 2,264  
**Tot Sq Ft:** 2,970  
**Waterfront:** No  
**Wtr Type:** None  
**Pets:** Restricted  
**Front Exp:** W  
**Year Built:** 2016  
**Short Sale:** No  
**Model:** Atlantica - Furnished

Kitchen	13	X	12
Dining Room	14	X	13
Living Room	23	X	20
Master Bedroom	19	X	14
Bedroom 2	12	X	11
Bedroom 3			X
Den	12	X	12
Utility Room	9	X	6
Patio/Balcony	21	X	10

**Subdivision:** Valencia Cove  
**Address:** 11657 Dawson Range Road  
 Boynton Beach FL 33473

**HOA or Cond:** HOA Mandatory  
**Fee:** 328  
**App Fee:** 0

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

FURNISHED - Immediate occupancy - Valencia Cove, Lot 760 - Builder new construction with Impact glass windows. \$43,000 in builder upgrades. Price includes \$25,000 in incentives. Upgrades include additional recessed lights, 20x20 tile floors on the diagonal, White Ipanema countertops in the kitchen, with antique white Lexington Maple cabinets and a glass tile backsplash. The master bath includes White Ipanema countertops and antique white Lexington Maple cabinets. Vignette package includes custom paint, window treatments and ceiling fans. Call for a full list of upgrades. Additional closing cost incentives may apply. Incentives may change at any time.

<b>Construction:</b> CBS	<b>View:</b> Garden
<b>Flooring:</b> Carpet; Tile	<b>Restrict:</b> Lease OK w/Restrict; Pet Restrictions
<b>Furnished:</b> Furnished	<b>Taxes:</b> County Only
<b>Roof:</b> S-Tile	<b>Special Info:</b> Home Warranty
<b>Security:</b> Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys-Owned	<b>Rooms:</b> Den/Office; Great
<b>Dining Area:</b> Breakfast Area; Dining-Living	<b>Lot Description:</b> 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; Shuffleboard; Sidewalks; Spa-Hot Tub; Tennis	
<b>Exterior Features:</b> Auto Sprinkler; Covered Patio; Lake/Canal Sprinkler; Screened Patio; Zoned Sprinkler	
<b>Interior Features:</b> Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	



Information is deemed to be reliable, but is not guaranteed. © 2017 MLS and FBS. Prepared by Jeffrey J. Katz P.A. on Monday, January 02, 2017 12:44 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.