

MLS # RX-10923880 - Active



List Price: **CALL TO VERIFY**
Bedrooms: 4
Bathrooms: 3.0
Garage: 2.0
Pvt Pool: No
Liv SqFt: 2,770
Tot Sq Ft: 3,448
Waterfront: Yes
Wtr Type: Lake
Pets: Restricted
Front Exp: North
Year Built: 2014
Short Sale: No
Model: Lydia w/ Wall Down

Kitchen	14	X	14
Dining Room	13	X	12
Family Room	19	X	16
Living Room	18	X	16
Master Bedroom	17	X	15
Bedroom 2	13	X	12
Bedroom 3	12	X	11
Den	12	X	11
Patio	30	X	20

Subdivision: Valencia Cove
Address: 12006 Bear River Road
 Boynton Beach FL 33473

HOA or Cond: HOA Mandatory
Fee: 671.33
App Fee: 250

Min Days Lease: 270
Special Asmt: No
Units/Complex: 822

Perfect combination of both privacy and a gorgeous lake view. This Lydia model with wall down features 3 bedrooms + den, 3 baths and a private fountain lake view to enjoy from the expanded picture frame screen enclosed patio. Upgrade highlights include impact glass windows and doors, beautiful hand-scraped wood floors, several kitchen and bath upgrades, StormSmart hurricane screen, a summer kitchen, motorized window treatments & plantation shutters, custom closet systems, coffered ceilings, crown molding, tons of high hats, upgraded landscaping, gutters, and so much more! Call for a full list of upgrades. HOA Fee includes lawn care, alarm monitoring, cable and internet.

Construction: CBS
Flooring: Carpet; Tile; Wood Floor
Furnished: Unfurnished
Roof: S-Tile
Security: Burglar Alarm; Gate - Manned; Gate - Unmanned
Dining Area: Formal
Master: Dual Sinks; Mstr Bdrm - Ground; Separate Shower
Included: Auto Garage Open; Cooktop; Dishwasher; Disposal; Dryer; Microwave; Refrigerator; Wall Oven; Washer; Water Heater - Elec
Subdiv. Amenities: Basketball; Billiards; Bocce Ball; Caf /Restaurant; Clubhouse; Community Room; Fitness Center; Lobby; Manager on Site; Pickleball; Pool; Shuffleboard; Sidewalks; Spa-Hot Tub; Tennis
Exterior Features: Auto Sprinkler; Built-in Grill; Covered Patio; Screened Patio; Summer Kitchen; Zoned Sprinkler
Interior Features: Foyer; Kitchen Island; Laundry Tub; Pantry; Split Bedroom; Volume Ceiling; Walk-in Closet

View: Lake
Restrict: Buyer Approval
Taxes: County Only; Homestead
Special Info: Sold As-Is
Rooms: Den/Office; Family; Great
Lot Description: < 1/4 Acre; Zero Lot



Information is deemed to be reliable, but is not guaranteed.   2023 MLS and [FBS](#). Prepared by Jeffrey J. Katz P.A. on Sunday, October 01, 2023 3:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Broker Attribution: jkatzmls34@gmail.com