MLS # B26097642 - Active



List Price:	Call for details
Sold Price:	$
Bedrooms:	4
Bathrooms:	3.0
Garage:	2
Pvt Pool:	No
Liv SqFt:	2,770
Tot Sq Ft:	3,448
Waterfront:	Yes
Wtr Type:	Lake
Pets:	Yes
Front Exp:	North
Year Built:	2014
Model:	Lydia - 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

Subdivision:	Valencia Cove	Monthly Fee:	$770	Min Days Lease:	210
Address:	12018 Bear River Road Boynton Beach FL 33473	One Time Fee:	$4,620	Special Asmt:	No
		App Fee:	$500		

Remarks:
Perfect combination of both privacy and gorgeous water views. This stunning Lydia model with the wall down features 3 bedrooms + office, 3 full baths and is situated next to an easement on a private lake lot with a fountain view that has no rear neighbors! This home offers style, comfort, and exceptional attention to detail. Neutral tile throughout (no carpet), crown molding, elegant trim and tray ceilings create a polished feel. The kitchen and baths feature numerous upgrades, while custom built-ins with lighting enhance the Family Room and Den. The Primary Suite boasts custom closet systems and motorized blinds. Additional highlights include tons of hit hats, impact windows and doors, gutters, and more! HOA Fee includes lawn care, alarm monitoring, cable and internet.

Construction:	CBS	View:	Water
Flooring:	Ceramic Tile	Restrictions:	Buyer Approval Required; Lease Restrictions
Furnished:	Unfurnished	Tax Information:	County Only; Homestead Exemption
Roof:	Spanish Tile	Special Information:	Sold As-Is
Security:	Gated - No Guard; Gated with Guard; Security System	Lot Description:	Zero Lot Line
Dining Area:	Eat-In Kitchen; Formal Dining	Pet Restrictions:	Breed Restrictions; Pet Restrictions Possible
Storm Protection:	Impact Glass: Complete		
Primary Bed/Bath:	Dual Sinks; Master Bdrm - Ground; Separate Shower; Separate Tub		
Appliances:	Dishwasher; Disposal; Dryer; Electric Range; Microwave; Refrigerator; Washer; Water Heater		
Interior Features:	Bedroom Layout - Split; Entrance Foyer; High Ceilings; Kitchen Island; Pantry; Walk-In Closet(s)		
Fee Includes:	Cable TV; Internet; Maintenance Grounds; Security		
Subdiv. Amenities:	Basketball Court; Billiard Room; Bocce Ball; Cafe/Restaurant; Clubhouse; Community Room; Fitness Center; Heated Pool; Library; Lobby; Management; Manager On Site; Pickleball Court(s); Pool; Shuffleboard Court; Sidewalks; Spa/Hot Tub; Tennis Court(s)		



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