

MLS # RX-11089512 - Active



List Price: \$485,000
Sold Price: \$
Bedrooms: 3
Bathrooms: 2.0
Garage: 2.0
Pvt Pool: No
Liv SqFt: 1,528
Tot Sq Ft: 2,200
Waterfront: Yes
Wtr Type: None
Pets: Restricted
Front Exp: East
Year Built: 2009
Short Sale: No
Model: SOPHIA

Kitchen	12	X	12
Dining Room	15	X	15
Living Room	15	X	10
Master Bedroom	18	X	12
Bedroom 2	12	X	11
Bedroom 3	12	X	11
Patio	28	X	10

Subdivision: VALENCIA POINTE 3
Address: 10887 Summerville Way
 Boynton Beach FL 33437

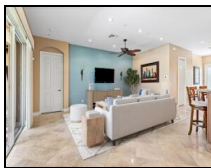
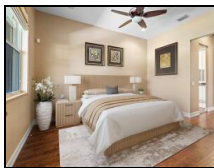
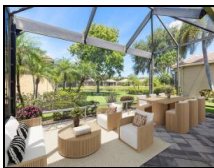
Monthly Fee: \$785
One Time Fee: \$4,710
App Fee: \$260

Min Days Lease: 210
Special Asmt: No
Units/Complex: 690

Remarks:

Lovely and meticulously maintained Sophia model on a premium CORNER LOT with lake views! The curb appeal is evident as you approach this park-like lot with no side neighbor to the South! On entry, take in the dramatic volume ceilings, marble-look Porcelain tile flooring, extra wide baseboards, and hi hat lighting. This functional Great Room plan is open and airy, and ideal for entertaining. There is a large casual dining area in the spacious open kitchen with rich wood cabinetry with under and over cabinet lighting, granite countertops with full granite backsplash, pantry pull-outs, a corner cabinet with convenient lazy susan, and GE Profile stainless steel appliances. The AMAZING expanded screened patio is where you'll want to spend all of your time, dining al fresco while taking in

Construction:	CBS; Stucco	View:	Garden
Flooring:	Carpet; Ceramic Tile	Restrict:	Buyer Approval; Commercial Vehicles Prohibited; Tenant Approval
Furnished:	Furniture Negotiable; Unfurnished	Taxes:	County Only; Homestead
Roof:	S-Tile	Special Info:	Sold As-Is
Security:	Burglar Alarm; Gate - Manned; Gate - Unmanned	Rooms:	Den/Office; Family; Laundry-Inside
Dining Area:	Breakfast Area; Dining-Living; Snack Bar	Lot Description:	< 1/4 Acre; Zero Lot
Master:	Dual Sinks; Separate Shower; Separate Tub		
Included:	Auto Garage Open; Cooktop; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Storm Shutters; Washer; Water Heater - Elec		
Subdiv. Amenities:	Bike - Jog; Billiards; Cafe/Restaurant; Clubhouse; Fitness Center; Game Room; Manager on Site; Pickleball; Pool; Sidewalks; Tennis		
Exterior Features:	Auto Sprinkler; Covered Patio; Screened Patio; Shutters; Zoned Sprinkler		
Interior Features:	Built-in Shelves; Foyer; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet		
Seller Concessions	Yes		
Negotiable:			



Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Jeffrey J. Katz P.A. on Saturday, May 10, 2025 5:03 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