

MLS # - Incomplete



List Price: **CALL TO VERIFY**
Bedrooms: 3
Bathrooms: 2.0
Garage: 2.0
Pvt Pool: No
Liv SqFt: 1,782
Tot Sq Ft: 2,384
Waterfront: Yes
Wtr Type: Lake
Pets: Restricted
Days Mkt:
Front Exp: Southeast
Year Built: 2007
Short Sale: No
Model: Isabelle

Kitchen	12	X	10
Dining Room	14	X	10
Living Room	20	X	17
Master Bedroom	17	X	12
Bedroom 2	12	X	12
Den	12	X	11
Patio	20	X	18

Subdivision: Valencia Pointe
Address: 6865 Watertown Drive
 Boynton Beach FL 33437

HOA or Cond: HOA Mandatory
Fee: 712
App Fee: 260

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

LO: Re/Max Direct
LA: Jeffrey J. Katz
CLA: Heidi Giermek PA

LO Phone: 561-952-2680
LA Phone: 561-573-3373
CL Phone: 561-870-8057

Email: jkatzmils34@gmail.com
LA Phone: 561-573-3373
CL Phone: 561-870-8057

Directions: Woolbright W of JOG - Entrance on North Side of Woolbright through security. Ask guard for directions.
Showing Instructions: 24 Hour Notice; Appointment Only; LA Must Accompany; Owner Occupied; Pets on Premises; Schedule Online

Non-Rep: 3%	Buyers: 3%	Trans: 3%	List Agency: Transaction Broker
List Type: Ex Rt	Bonus:	Dual Rate: Yes	ListDate:
Owner Name: ROSEN JUDITH E; ROSEN JUDITH E	Owner Phone:	Legal: VALENCIA POINTE PL 3 LT 407	

Highly upgraded lakeview home with private, lush landscaping. This Isabelle model features 2 bedrooms + den, 2 baths and expanded patio with a phantom screen. Upgrade highlights include tons of kitchen and bath upgrades, tile throughout, built-in wall units in the great room & den, phantom screens on windows and doors, crown molding, tons of LED hi-hats, custom closet systems, upgraded landscaping, gutters, accordion storm shutters, and more. Please Note: Seller enjoys the privacy of hedges in the backyard. Hedges can be trimmed or removed to reveal the lake view. HOA Fee includes lawn care, alarm monitoring, phone, cable and internet. Pictures include newly completed clubhouse renovations.

Construction: CBS	View: Lake
Flooring: Tile	Restrict: Buyer Approval
Furnished: Furniture Negotiable	Taxes: County Only; Homestead
Roof: S-Tile	Special Info: Sold As-Is
Security: Burglar Alarm; Gate - Manned; Gate - Unmanned	Rooms: Den/Office; Great; Laundry-Inside
Dining Area: Eat-In Kitchen; Formal	Lot Description: < 1/4 Acre; Zero Lot
Master: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub	
Included: Auto Garage Open; Central Vacuum; Cooktop; Dishwasher; Disposal; Dryer; Microwave; Refrigerator; Storm Shutters; Washer; Water Heater - Elec	
Subdiv. Amenities: Bike - Jog; Billiards; Bocce Ball; Café/Restaurant; Clubhouse; Fitness Center; Game Room; Manager on Site; Pickleball; Pool; Sidewalks; Tennis	
Exterior Features: Auto Sprinkler; Covered Patio; Fence; Open Patio; Screened Patio; Shutters; Zoned Sprinkler	
Interior Features: Built-in Shelves; Foyer; Laundry Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	

Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by Jeffrey J. Katz P.A. on Friday, August 11, 2023 12:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.