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<u>Builder Upgrades (\$49,000+)</u>	<u>Builder Upgrades (cont)</u>
<ul style="list-style-type: none">➤ Kitchen<ul style="list-style-type: none">○ Level V-B cabinet○ Extend cabinet over refrigerator○ Upgraded cabinet crown molding○ Group 2 granite○ Tumbelstone backsplash○ Extended 18-inch granite○ Moen Salora faucet➤ Master Bedroom<ul style="list-style-type: none">○ French door➤ Master Bath<ul style="list-style-type: none">○ Upgraded Group C tile to ceiling w/Listello○ Level V-B Cabinet○ Under mount sinks○ Mirrors to ceiling w/bevels○ Frameless shower door○ Marble countertops○ Moen Eva Brushed nickel faucets➤ Bath 2<ul style="list-style-type: none">○ Upgraded tile to ceiling w/Listello○ Level V-B cabinet○ Granite countertop (Banjo)○ Change tub to shower○ Frameless shower door○ Kohler Devonshire wide-spread faucet➤ Powder Room<ul style="list-style-type: none">○ Level V-B cabinet○ Marble countertops○ Mirror to ceiling○ Kohler Devonshire wide-spread faucet➤ Interior General<ul style="list-style-type: none">○ 18 Inch Level III tile on diagonal○ Level V carpet○ Knockdown finish	<ul style="list-style-type: none">➤ Electrical upgrades<ul style="list-style-type: none">○ Recessed lighting○ Additional security keypad○ Motion detector➤ Exterior<ul style="list-style-type: none">○ Widened entry walkway○ Widened width of driveway○ Gutters○ Accordion storm shutters <p><u>Post-Close Upgrades (Approximately \$20,000)</u></p> <ul style="list-style-type: none">➤ Paint➤ Crown molding➤ Extended screen patio➤ Upgraded fans➤ Hunter Douglas window treatments➤ Hot tub➤ And more..... <p><u>Valencia Reserve Equivalent Lot Upgrade</u></p> <ul style="list-style-type: none">➤ Approximately \$22,000

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Price: \$450,000
Bed: 4
Bath: 2.1
Garage: 2.0
Pvt Pool: N
Liv SqFt: 2,396
Tot SqFt: 2,970
Waterfront: Y
Wtr Type: LAKE
Pets: Y
Days Mkt:
Front Exp: S
Year Built: 2008
MLS #: R3149407

Living Rm: 15 X 14
Kitchen: 17 X 9
Dining Rm: 15 X 13
Dining Ar: X
Utility: 7 X 6
Den: 13 X 11
Family Rm: 17 X 16
Florida Rm: X
Patio/Balc: 30 X 18
Porch: X
Master BR: 18 X 3
Bedroom 2: 13 X 12
Bedroom 3: 12 X 11
Bedroom 4: X
Bedroom 5: X

Subdivision: Valencia Pointe
Address: 6905 Watertown Dr
 Boynton Beach, FL

Development: Valencia Pointe
Model Name: Gibraltar
Units/Complex: 690

Floors/Bldg: 1
Units/Bldg:
Unit Flr #:

HOA or Cond: HOA
Fee: \$1107 / QTR
App. Fee: 100

Mbrshp Equity:
Land Lease:
Rec Lease:

Min Day/Lease: 210
Lease Times/Yr: 1
Spec Asmt: N

Remarks: Beautiful, upgraded Gibraltar model on lake. Extended screened patio. Six person hot tub. Crown molding, granite and marble tops, stainless appliances, shutters, gutters, 18-inch tile on the diagonal. Hunter Douglas window treatments. See Addenda.

Construction CBS	Auto Sprink Zoned Sprink	Lot Description Zero Lot	Restrictions Adult 55+ Lse Ok W/Rst Pet Restr	Special Information Sold As-Is	Homestead
Cooling Central	Flooring Ceramic Tile Carpet	Maintenance Fee Includes Common Area Lawn Care Common Area RE Tax Security Cable Recreational Facility	Rooms Family Util-Lndry Den	Subdivision Info Pool Tennis Bike - Jog Clubhouse Basketball Exer Room Game Room Library Spa - Hot Tub Sidewalk Billiards Mgr on Site Putt Green	Terms Considered Cash Conventional
Equipment Washer Dryer Refrigerator Range Dishwasher Elec Wtr Htr Disposal Microwave Smoke Detect	Furnished Unfurnished	Master Bdrm Bath Sepshower Sepbath Dual Sinks Mst Br Grnd	Security Burg Alarm Sec Syst/Own Gate-Manned Gate-Unman Motion Det	Utilities 3-Phase Elec	View Lake
Exterior Feature Covrd Patio Scrnd Patio	Heating Central	Possession At Close	Showing Instructions Call Lo/La	Waterfront Desc Lake	
	Interior Feature Roman Tub Wlk In Clos Split Bedrms Vol Ceil Laundry Tub			Taxes County Only	

Additional Photos:

