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**Price:** Call to Verify  
**Bed:** 4  
**Bath:** 3.0  
**Garage:** 2.0  
**Pvt Pool:** N  
**Liv SqFt:** 2,830  
**Tot SqFt:** 3,529  
**Waterfront:** N  
**Wtr Type:** NONE  
**Pets:** R  
**Days Mkt:**  
**Front Exp:** NW  
**Year Built:** 2008  
**MLS #:** R3166559

**Living Rm:** 24 X 22  
**Kitchen:** 13 X 11  
**Dining Rm:** 14 X 13  
**Dining Ar:** X  
**Utility:** 9 X 6  
**Den:** X  
**Family Rm:** X  
**Florida Rm:** X  
**Patio/Balc:** X  
**Porch:** X  
**Master BR:** 19 X 17  
**Bedroom 2:** 12 X 12  
**Bedroom 3:** 14 X 11  
**Bedroom 4:** 11 X 11  
**Bedroom 5:** X

**Subdivision:** Valencia Pointe  
**Address:** 7006 Springville Cove  
 Boynton Beach, FL 33437

**Development:** Valencia Pointe  
**Model Name:** Pamplona Grand  
**Units/Complex:** 690

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

**HOA or Cond:** HOA  
**Fee:** \$1092 / QTR  
**App. Fee:** 100

**Mbrshp Equity:**  
**Land Lease:**  
**Rec Lease:**

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

**Remarks:** Extraordinary Pamplona Grand model with approximately \$118,000 in builder upgrades and \$95,000 in after market upgrades. Upgrades include Marble floors, a gourmet kitchen and a full house generator. Please call for a full list of upgrades.

<b>Construction</b> CBS	Wall Oven	<b>Interior Feature</b> Vol Ceil Split Bedrms Roman Tub Wlk In Clos Blt In Shel Laundry Tub	<b>Master Bdrm Bath</b> Sepshower Sepbath Whirl Spa Dual Sinks	Gate-Unman	<b>Taxes</b> County Only Homestead
<b>Cooling</b> Central	<b>Exterior Feature</b> Covrd Patio Scrnd Patio Open Patio Auto Sprink Zoned Sprink Fence Shutters	<b>Lot Description</b> Irreg Lot Sidewalks	<b>Possession</b> At Close	<b>Showing Instructions</b> 24 Hr Notice Appt Only La - Accom	<b>Terms Considered</b> Conventional Cash
<b>Equipment</b> Washer Dryer Refrigerator Range Dishwasher Elec Wtr Htr Disposal Microwave Smoke Detect Intercom Auto Gar Dr Fire Alarm Cntrl Vac	<b>Flooring</b> Marble Carpet	<b>Maintenance Fee Includes</b> Common Area Lawn Care Common Area RE Tax Manager Security Cable	<b>Restrictions</b> Adult 55+ Lse Ok W/Rst Pet Restr	<b>Subdivision Info</b> Pool Tennis Bike - Jog Clubhouse Basketball Exer Room Game Room Spa - Hot Tub Sidewalk Billiards Mgr on Site Putt Green	<b>Utilities</b> 3-Phase Elec
	<b>Furnished</b> Furn-Neg		<b>Rooms</b> Great Util-Lndry	<b>View</b> Garden	<b>Waterfront Desc</b> None
	<b>Heating</b> Central		<b>Security</b> Gate-Manned		

**Additional Photos:**

