

MLS # R11155272 - Active



**List Price:** Call for details  
**Sold Price:** \$  
**Bedrooms:** 2  
**Bathrooms:** 2.1  
**Garage:** 2  
**Pvt Pool:** No  
**Liv SqFt:** 2,686  
**Tot Sq Ft:** 3,456  
**Waterfront:** Yes  
**Wtr Type:** Lake  
**Pets:** Yes  
**Front Exp:** North  
**Year Built:** 2007  
**Model:** Pamplona

<b>Kitchen</b>	23	X	13
<b>Dining Room</b>	15	X	13
<b>Living Room</b>	25	X	22
<b>Master Bedroom</b>	19	X	18
<b>Bedroom 2</b>	13	X	13
<b>Den</b>	13	X	12
<b>Utility Room</b>	9	X	6

**Subdivision:** Valencia Pointe  
**Address:** 7054 Springville Cove  
 Boynton Beach FL 33437

**Monthly Fee:** \$814.33  
**One Time Fee:** \$4,886  
**App Fee:** \$260

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

**Remarks:**  
 Exquisite Pamplona model with high-end designer furniture and art included. Set on a picturesque lake with beautifully maintained landscaping. Furnishings include most art work. This exceptional home offers 2 bedrooms plus a den and 2.5 baths, with every detail thoughtfully upgraded. Features include Quartz countertops in the kitchen, marble flooring, double ovens, custom built-in wall units in the den, dining room, and great room, California style closets, plantation shutters, and remote control blinds in the primary suite. Additional highlights include Carrier A/C's with HEPA filters and UV lights, abundant recessed lighting, designer fixtures, crown molding, and an extended patio. HOA fee includes lawn care, alarm monitoring, phone, cable, and internet. Please call for 4 exclusions

<b>Construction:</b> CBS	<b>View:</b> Water
<b>Flooring:</b> Carpet; Marble	<b>Restrictions:</b> Buyer Approval Required; Lease Restrictions
<b>Furnished:</b> Furnished	<b>Tax Information:</b> County Only; Homestead Exemption
<b>Roof:</b> Spanish Tile	<b>Special Information:</b> Sold As-Is
<b>Security:</b> Gated - No Guard; Gated with Guard; Security System Owned	<b>Security:</b> Gated - No Guard; Gated with Guard; Security System Owned
<b>Dining Area:</b> Breakfast Area; Eat-In Kitchen; Formal Dining	<b>Lot Description:</b> Sidewalks
<b>Storm Protection:</b> Accordion Shutters: Complete	<b>Pet Restrictions:</b> Breed Restrictions; Pet Restrictions Possible
<b>Primary Bed/Bath:</b> Dual Sinks; Master Bdrm - Ground; Separate Shower; Separate Tub	
<b>Appliances:</b> Dishwasher; Disposal; Dryer; Microwave; Oven; Refrigerator; Washer; Water Heater; Cooktop	
<b>Interior Features:</b> Bedroom Layout - Split; High Ceilings; Roman Tub; Walk-In Closet(s)	
<b>Fee Includes:</b> Cable TV; Common Areas; Internet; Maintenance Grounds; Security	
<b>Subdiv. Amenities:</b> Basketball Court; Billiard Room; Bocce Ball; Clubhouse; Fitness Center; Game Room; Internet Included; Jogging Path; Management; Manager On Site; Pickleball Court(s); Picnic Area; Pool; Sidewalks; Tennis Court(s)	



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