

MLS # RX-10854258 - Active



**List Price:** **CALL TO VERIFY**  
**Bedrooms:** 4  
**Bathrooms:** 2.1  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv SqFt:** 2,735  
**Tot Sq Ft:** 3,559  
**Waterfront:** Yes  
**Wtr Type:** Lake  
**Pets:** Restricted  
**Front Exp:** South  
**Year Built:** 2006  
**Short Sale:** No  
**Model:** Avila

Kitchen	15	X	11
Dining Room	13	X	11
Family Room	17	X	17
Living Room	19	X	18
Master Bedroom	19	X	17
Bedroom 2	12	X	12
Bedroom 3	12	X	10
Bedroom 4	11	X	11
Utility Room	9	X	6
Patio	55	X	25

**Subdivision:** Valencia Pointe  
**Address:** 7078 Great Falls Circle  
 Boynton Beach FL 33437

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

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

Gorgeous Avila model with 4 bedrooms, 2.5 baths and beautiful lake views. Upgrade highlights include: gorgeous renovated kitchen and bath upgrades, 20x20 neutral tile in main living areas, custom built-in wall units den, family room and wet bar off living room, high end fan and lighting fixtures, over 40 LED hi-hats, crown molding, expanded patio, gutters, accordion storm shutters and so much more. HOA Fee includes lawn care, alarm monitoring, phone, cable and internet. Valencia Pointe clubhouse recently renovated.

<b>Construction:</b> CBS	<b>View:</b> Lake
<b>Flooring:</b> Carpet; Tile	<b>Restrict:</b> Buyer Approval; Lease OK w/Restrict; Other
<b>Furnished:</b> Unfurnished	<b>Taxes:</b> County Only; Homestead
<b>Roof:</b> S-Tile	<b>Special Info:</b> Sold As-Is
<b>Security:</b> Burglar Alarm; Gate - Manned; Gate - Unmanned; Motion Detector; Security Sys- Owned	<b>Rooms:</b> Den/Office; Family; Laundry-Inside
<b>Dining Area:</b> Breakfast Area; Eat-In Kitchen; Formal	<b>Lot Description:</b> < 1/4 Acre; Sidewalks
<b>Master:</b> Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub	
<b>Included:</b> Auto Garage Open; Cooktop; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Storm Shutters; Wall Oven; Washer; Water Heater - Elec	
<b>Subdiv. Amenities:</b> Bike - Jog; Billiards; Clubhouse; Fitness Center; Game Room; Internet Included; Manager on Site; Pickleball; Picnic Area; Pool; Sidewalks; Tennis	
<b>Exterior Features:</b> Auto Sprinkler; Covered Patio; Open Patio; Shutters; Zoned Sprinkler	
<b>Interior Features:</b> Bar; Built-in Shelves; Ctdrl/Vault Ceilings; Custom Mirror; Entry Lvl Lvng Area; Laundry Tub; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet; Wet Bar	



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