

MLS # RX-10945895 - Active



**CALL TO VERIFY**  
 List Price:  
 Bedrooms: 4  
 Bathrooms: 3.1  
 Garage: 2.0  
 Pvt Pool: No  
 Liv SqFt: 2,615  
 Tot Sq Ft: 3,467  
 Waterfront: Yes  
 Wtr Type: Lake  
 Pets: Restricted  
 Front Exp: East  
 Year Built: 2010  
 Short Sale: No  
 Model: Julia

Kitchen	13	X	13
Dining Room	14	X	11
Living Room	22	X	20
Master Bedroom	17	X	16
Bedroom 2	13	X	11
Bedroom 3	12	X	12
Den	14	X	11
Patio	22	X	20

**Subdivision:** Valencia Reserve  
**Address:** 10823 Broadview Bay Point  
 Boynton Beach FL 33473

**HOA or Cond:** HOA Mandatory  
**Fee:** 718.33  
**App Fee:** 100

**Min Days Lease:** 210  
**Special Asmt:** No  
**Units/Complex:** 1,045

Gorgeous Julia model with 3 bedrooms + den, 3.5 baths and an expanded screen enclosed patio overlooking a private lake with no littoral plants. Over \$200,000 in upgrades. Highlights include portable generator hook up, impact glass entry doors with keyless entry, several kitchen and bathrooms upgrades, custom built-in wall units in Great Room, Den and Bedroom 2, surround sound speakers, crown molding, custom closet systems, newer kitchen appliances and washer/dryer, upgraded landscaping with lighting, accordion storm shutters, whole house gutters, 2019 Carrier A/C with HEPA filter and so much more! Call for a full list of upgrades. Some furniture available.

<b>Construction:</b> CBS	<b>View:</b> Lake
<b>Flooring:</b> Tile; Other	<b>Restrict:</b> Buyer Approval; Lease OK w/Restrict; Tenant Approval
<b>Furnished:</b> Unfurnished	<b>Taxes:</b> County Only; Homestead
<b>Floor:</b> S-Tile	<b>Special Info:</b> Sold As-Is
<b>Security:</b> Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys- Owned	<b>Rooms:</b> Den/Office; Great; Laundry-Inside
<b>Dining Area:</b> Breakfast Area; Formal	<b>Lot Description:</b> < 1/4 Acre; Zero Lot
<b>Master:</b> Bidet; Dual Sinks; Mstr Bdrm - Ground; Separate Shower	
<b>Included:</b> Cooktop; Dishwasher; Disposal; Dryer; Generator Hookup; Microwave; Range - Electric; Refrigerator; Storm Shutters; Wall Oven; Washer; Water Heater - Elec	
<b>Subdiv. Amenities:</b> Billiards; Bocce Ball; Cabana; Cafe/Restaurant; Clubhouse; Fitness Center; Manager on Site; Pickleball; Pool; Sidewalks; Spa-Hot Tub; Tennis	
<b>Exterior Features:</b> Auto Sprinkler; Covered Patio; Custom Lighting; Screened Patio; Shutters	
<b>Interior Features:</b> Foyer; Laundry Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	



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