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**Price:** Call to Verify    **Liv SqFt:** 1,503    **MLS #:** R3172590  
**Bed:** 3    **Tot SqFt:** 1,968    **Front Exp:** S  
**Bath:** 2.0    **Waterfront:** Y    **Year Built:** 2011  
**Garage:** 2.0    **Wtr Type:** CAN WID 1-80  
**Pvt Pool:** N    **Pets:** Y

**Living Rm:** 19 X 16    **Den:** 11 X 11    **Master BR:** 15 X 12  
**Kitchen:** 10 X 10    **Family Rm:** X    **Bedroom 2:** 12 X 11  
**Dining Rm:** X    **Florida Rm:** X    **Bedroom 3:** X  
**Dining Ar:** 11 X 10    **Patio/Balc:** 12 X 8    **Bedroom 4:** X  
**Utility:** 6 X 6    **Porch:** X    **Bedroom 5:** X

**Subdivision:** Valencia Reserve  
**Address:** 9039 Meridian View Isle  
 Boynton Beach, FL 33743

**Development:** Valencia Reserve  
**Model Name:** Sophia  
**Units/Complex:**

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

**HOA or Cond** HOA  
**Fee:** \$281 / MON  
**App. Fee:**

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

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

**Remarks:** Furnished GL Homes quick delivery home. Immediate delivery. \$31,000 in builder upgrades plus Designer Vignette Package. Price includes \$41,000 in discounts. See addenda for list of additional upgrades. Addl. price incentives may apply.

<b>Construction</b> CBS	Smoke Detect Auto Gar Dr	<b>Interior Feature</b> Vol Ceil Split Bedrms Roman Tub Wlk In Clos French Door Laundry Tub	<b>Master Bdrm Bath</b> Sepshower Dual Sinks	<b>Security</b> Burg Alarm Sec Syst/Own Gate-Manned	Mgr on Site Workshop
<b>Cooling</b> Central	<b>Exterior Feature</b> Covrd Patio Scrnd Patio Auto Sprink Shutters	<b>Lot Description</b> Zero Lot	<b>Parking</b> Att Garage	<b>Showing Instructions</b> Call LO	<b>Taxes</b> County Only
<b>Dining</b> Din-Liv	<b>Flooring</b> Carpet Ceramic Tile	<b>Maintenance Fee Includes</b> Common Area Lawn Care	<b>Possession</b> At Close	<b>Subdivision Info</b> Pool Tennis Bike - Jog Clubhouse	<b>Terms Considered</b> Conventional Cash
<b>Equipment</b> Dryer Washer Range Refrigerator Dishwasher Elec Wtr Htr Disposal Microwave	<b>Furnished</b> Furnishd Onl	<b>Common Area RE Tax</b> Security Manager Cable	<b>Restrictions</b> Adult 55+	<b>Rooms</b> Great Den	<b>Utilities</b> 3-Phase Elec
	<b>Heating</b> Central			<b>Waterfront Desc</b> Can Wid 1-80	<b>View</b> Garden



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