

MLS # RX-10824071 - Active



**List Price:** **CALL TO VERIFY**  
**Bedrooms:** 3  
**Bathrooms:** 3.1  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv SqFt:** 2,839  
**Tot Sq Ft:** 3,504  
**Waterfront:** Yes  
**Wtr Type:** Lake  
**Pets:** Restricted  
**Front Exp:** South  
**Year Built:** 2013  
**Short Sale:** No  
**Model:** Julia

Kitchen	13	X	13
Dining Room	13	X	11
Living Room	21	X	19
Master Bedroom	17	X	16
Bedroom 2	12	X	11
Bedroom 3	12	X	12
Den	14	X	11
Den	15	X	8
Utility Room	7	X	6
Patio	22	X	19

**Subdivision:** Valencia Reserve  
**Address:** 9119 Ribbons Ridge Point  
 Boynton Beach FL 33473

**HOA or Cond:** HOA Mandatory  
**Fee:** 607.33  
**App Fee:** 200

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

Custom Julia model with 3 bedrooms + den, 3.5 baths and a bonus room situated on a gorgeous lake. Upgrade highlights include brick-laid tile throughout (no carpet), beautiful kitchen and bath upgrades, crown molding, extended screen enclosed patio, gutters, accordion storm shutters, 2021 Carrier A/C, and more. Valencia Reserve is a highly sought-after active adult community with tons of amenities including a Café. HOA Fee includes exterior painting of house, lawn care, alarm monitoring, cable and internet and so much more.

<b>Construction:</b> CBS	<b>View:</b> Lake
<b>Flooring:</b> Tile	<b>Restrict:</b> Lease OK w/Restrict
<b>Furnished:</b> Furniture Negotiable; 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; 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> Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub	
<b>Included:</b> Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Washer	
<b>Subdiv. Amenities:</b> Basketball; Bike - Jog; Billiards; Cabana; Café/Restaurant; Clubhouse; Community Room; Fitness Center; Game Room; Manager on Site; Pickleball; Picnic Area; Pool; Sidewalks; Spa-Hot Tub; Tennis; Workshop	
<b>Exterior Features:</b> Auto Sprinkler; Covered Patio; Lake/Canal Sprinkler; Screened Patio; Zoned Sprinkler	
<b>Interior Features:</b> Foyer; Laundry Tub; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	



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