

# Visit JeffreyJKatz.com for Photos and Virtual Tour

MLS # - Incomplete



**List Price:** **CALL TO VERIFY**  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv SqFt:** 2,023  
**Tot Sq Ft:** 2,775  
**Waterfront:** Yes  
**Wtr Type:** Lake  
**Pets:** Restricted  
**Front Exp:** N  
**Year Built:** 2014  
**Short Sale:** No  
**Model:** Rebecca

Kitchen	12	X	11
Dining Room	14	X	11
Living Room	21	X	18
Master Bedroom	16	X	15
Bedroom 2	13	X	12
Den	15	X	11
Utility Room	9	X	4

**Subdivision:** Valencia Reserve  
**Address:** 9212 Clearhill Road  
 Boynton Beach FL 33473

**HOA or Cond:** HOA Mandatory  
**Fee:** 518  
**App Fee:** 100

**Min Days Lease:** 210  
**Special Asmt:** No  
**Units/Complex:** 1,043

Lake View - Rebecca model on a heavily landscaped, oversized, private corner lot. Approximately \$100,000 in upgrades (including lot premium). Upgrades include accordion storm shutters, 20x20 inch tile on the diagonal, "California style" closets, gorgeous office built-in, extended screened patio, an upgraded kitchen and more. HOA Fee includes lawn care, alarm monitoring, phone, cable and internet. Please call for a full list of upgrades.

<b>Construction:</b> CBS	<b>View:</b> Lake
<b>Flooring:</b> Carpet; Ceramic Tile	<b>Restrict:</b> Buyer Approval; Lease OK w/Restrict; No Truck/RV; Tenant Approval; Pet Restrictions
<b>Furnished:</b> Unfurnished	<b>Taxes:</b> County Only
<b>Roof:</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
<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> Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Smoke Detector; Storm Shutters; Washer; Water Heater - Elec	
<b>Subdiv. Amenities:</b> Basketball; Bike - Jog; Billiards; Cabana; Clubhouse; Community Room; Exercise Room; Game Room; Manager on Site; Picnic Area; Pool; Sidewalks; Spa-Hot Tub; Street Lights; Tennis; Workshop	
<b>Exterior Features:</b> Auto Sprinkler; Covered Patio; Lake/Canal Sprinkler; Room for Pool; Screened Patio; Shutters; Zoned Sprinkler	
<b>Interior Features:</b> Built-in Shelves; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	



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