

Visit www.JeffreyJKatz.com for more details



Price: Call to Verify **Liv SqFt:** 2,396 **MLS #:** R3321653
Bed: 4 **Tot SqFt:** 2,970 **Front Exp:** S
Bath: 2.1 **Waterfront:** Y **Year Built:** 2009
Garage: 2.0 **Wtr Type:** LAKE
Pvt Pool: N **Pets:** R

Living Rm: 15 X 14 **Den:** 13 X 11 **Master BR:** 18 X 13
Kitchen: 17 X 9 **Family Rm:** 17 X 16 **Bedroom 2:** 13 X 12
Dining Rm: 15 X 13 **Florida Rm:** X **Bedroom 3:** 12 X 11
Dining Ar: X **Patio/Balc:** 40 X 16 **Bedroom 4:** X
Utility: 7 X 6 **Porch:** X **Bedroom 5:** X

Subdivision: Valencia Pointe
Address: 6839 Shamrock Trl
 Boynton Beach, FL 33437

Development: Valencia Pointe
Model Name: Gibraltar
Units/Complex: 690

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

HOA or Cond: HOA
Fee: \$1267 / QTR
App. Fee: 260

Mbrshp Equity:
Land Lease:
Rec Lease:

Min Day/Lease: 210
Lease Times/Yr: 1
Spec Asmt: N

Remarks: Extraordinary Gibraltar (Great Rm) model w/approximately \$110k in builder upgrades and \$50k in after market upgrades. Upgrades include Marble floors through out, a gourmet kitchen and extended screened patio. Please call for a full list of upgrades.

| Construction | Exterior Feature | Vol Ceil | Possession | Showing Instructions | Taxes |
|--|--|--|---|---|--------------------------|
| CBS | Covrd Patio | Laundry Tub | At Close | Call LO | County Only Homestead |
| Cooling | Scrnd Patio | Lot Description | Restrictions | Special Information | Terms Considered |
| Central | Auto Sprink | Zero Lot | Adult 55+ Lse Ok W/Rst Pet Restr | Sold As-Is | Cash Conventional |
| Equipment | Flooring | Maintenance Fee Includes | Rooms | Subdivision Info | Utilities |
| Washer Dryer Refrigerator Range Dishwasher Elec Wtr Htr Disposal Microwave Smoke Detect Intercom Auto Gar Dr | Ceramic Tile Carpet | Common Area Lawn Care Common Area RE Tax Security Cable Recreational Facility | Family Util-Lndry Den | Pool Tennis Bike - Jog Clubhouse Basketball Exer Room Game Room Library Spa - Hot Tub Sidewalk Billiards Mgr on Site Putt Green | 3-Phase Elec |
| | Furnished | Master Bdrm Bath | Security | View | Waterfront Desc |
| | Unfurnished | Sepshower Sepbath Dual Sinks Mst Br Grnd | Burg Alarm Sec Syst/Own Gate-Manned Gate-Unman | Lake | Lake |
| | Heating | | | | |
| | Central | | | | |
| | Interior Feature | | | | |
| | Roman Tub Wlk In Clos Split Bedrms | | | | |

Additional Photos:

