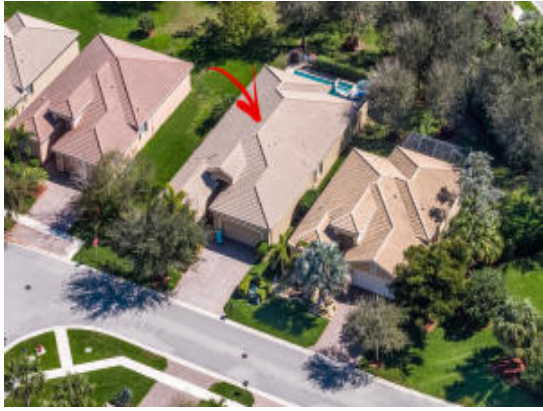


Visit JeffreyJKatz.com for Photos and Video

MLS # RX-10406976 - Active



List Price: **CALL TO VERIFY**
Bedrooms: 3
Bathrooms: 2.1
Garage: 2.0
Pvt Pool: Yes 23x13
Liv SqFt: 2,149
Tot Sq Ft: 2,956
Waterfront: No
Wtr Type: None
Pets: Restricted
Front Exp: NW
Year Built: 2009
Short Sale: No
Model: Atlantic Grand

Kitchen	13	X	12
Dining Area	14	X	13
Living Room	17	X	15
Master Bedroom	19	X	13
Bedroom 2	12	X	11
Den	12	X	12
Utility Room	6	X	4
Patio/Balcony	40	X	30

Subdivision: Valencia Pointe
Address: 6850 Watertown Drive
 Boynton Beach FL 33437

HOA or Cond: HOA Mandatory
Fee: 600
App Fee: 260

Min Days Lease: 210
Special Asmt: No
Units/Complex: 690

Fabulous Oversized Lot with Pool and Hot tub. Open floor plan - 2 Bedroom + Den, 2.5 bath Atlantic Grand model. Upgrades include 18x18 tiles on the diagonal, granite counter tops, Beautiful window treatments, retractable screened patio, accordion storm shutters (front windows are impact glass). HOA Fee includes lawn care, alarm monitoring, phone, cable and internet. Please call for full list of upgrades.

Construction: CBS	View: Garden; Pool
Flooring: Carpet; Tile	Restrict: Buyer Approval; Lease OK w/Restrict; Pet Restrictions
Furnished: Unfurnished	Taxes: County Only; Homestead
Roof: S-Tile	Special Info: Sold As-Is
Security: Burglar Alarm; Gate - Manned; Gate - Unmanned; Security Sys- Owned	Rooms: Den/Office; Family; Laundry-Util/Closet
Dining Area: Breakfast Area; Dining/Kitchen; Eat-In Kitchen	Lot Description: < 1/4 Acre; Irregular Lot; Zero Lot
Master: Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub	
Included: Auto Garage Open; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Storm Shutters; Washer; Water Heater - Elec	
Subdiv. Amenities: Basketball; Bike - Jog; Billiards; Clubhouse; Exercise Room; Game Room; Manager on Site; Picnic Area; Pool; Sidewalks; Tennis	
Exterior Features: Auto Sprinkler; Covered Patio; Fence; Open Patio; Screened Patio; Zoned Sprinkler	
Interior Features: Built-in Shelves; Entry Lvl Lvng Area; French Door; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	



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