

MLS # RX-11065607 - Active



**List Price:** **CALL TO VERIFY**  
**Bedrooms:** 4  
**Bathrooms:** 2.1  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv SqFt:** 2,691  
**Tot Sq Ft:** 3,451  
**Waterfront:** Yes  
**Wtr Type:** Lake  
**Pets:** Restricted  
**Front Exp:** North  
**Year Built:** 2007  
**Short Sale:** No  
**Model:** Avila

Kitchen	15	X	11
Dining Room	13	X	11
Family Room	17	X	17
Living Room	19	X	18
Master Bedroom	19	X	18
Bedroom 2	12	X	12
Bedroom 3	12	X	10
Bedroom 4	11	X	11
Utility Room	9	X	6

**Subdivision:** Valencia Pointe  
**Address:** 7354 Greenport Cove  
 Boynton Beach FL 33437

**HOA or Cond:** HOA Mandatory  
**Fee:** 785  
**App Fee:** 260

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

Gorgeous Avila model with 4 bedrooms, 2.5 baths and beautiful lake views from expansive, screen-enclosed patio. Upgrade highlights include: beautifully remodeled kitchen and baths, 20x20 neutral tile in main living areas and engineered hardwood in the Primary suite, custom built-in wall units in Family room and Den, custom built-in butler bar in Dining room, Plantation Shutters, motorized Hunter Douglas blinds, custom closet systems, crown molding, tons of hi hats and dimmers, upgraded ceiling fans and light fixtures, gutters, accordion storm shutters, upgraded landscaping and so much more.

**Construction:** CBS  
**Flooring:** Tile; Vinyl Floor  
**Furnished:** Unfurnished  
**Roof:** S-Tile  
**Security:** Gate - Manned; Gate - Unmanned  
**Dining Area:** Breakfast Area; Formal  
**Master:** Dual Sinks; Mstr Bdrm - Ground; Separate Shower; Separate Tub  
**Included:** Auto Garage Open; Cooktop; Dishwasher; Disposal; Dryer; Microwave; Range - Electric; Refrigerator; Storm Shutters; Washer; Water Heater - Elec  
**Subdiv. Amenities:** Bike - Jog; Billiards; Cafe/Restaurant; Clubhouse; Fitness Center; Game Room; Internet Included; Lobby; Manager on Site; Pickleball; Pool; Sidewalks; Tennis  
**Exterior Features:** Covered Patio; Screened Patio; Shutters  
**Interior Features:** Laundry Tub; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet

**View:** Lake  
**Restrict:** Buyer Approval; Lease OK w/Restrict; Other  
**Taxes:** County Only; Homestead  
**Special Info:** Sold As-Is  
**Rooms:** Family; Laundry-Inside  
**Lot Description:** < 1/4 Acre; Sidewalks



Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Jeffrey J. Katz P.A. on Tuesday, February 25, 2025 9:08 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Broker Attribution: jkatzmls34@gmail.com