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MLS # RX-10531690 - Active



**List Price:** **CALL TO VERIFY**  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2.0  
**Pvt Pool:** No  
**Liv SqFt:** 1,616  
**Tot Sq Ft:** 2,351  
**Waterfront:** No  
**Wtr Type:** None  
**Pets:** Restricted  
**Front Exp:** S  
**Year Built:** 2008  
**Short Sale:** No  
**Model:** Victoria

Kitchen	11	X	10
Dining Room	12	X	11
Living Room	19	X	15
Master Bedroom	15	X	13
Bedroom 2	12	X	11
Den	12	X	11
Patio	27	X	10

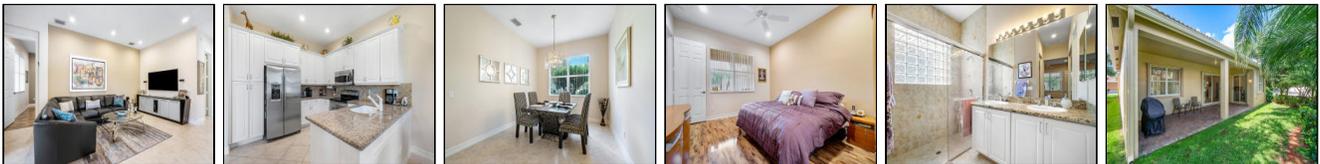
**Subdivision:** Valencia Pointe  
**Address:** 7451 Twin Falls Drive  
 Boynton Beach FL 33437

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

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

This 2 Bedroom + Den + Living Room Victoria model is situated on a lushly landscaped private corner lot and features an extended, covered patio. Upgrades include tons of LED high hats, neutral tile on the diagonal, laminate floors in bedrooms and den, a frame-less shower door, accordion shutters, gutters and more. HOA Fee includes lawn care, alarm monitoring, phone, cable and internet. Valencia Pointe will be renovating their clubhouse in 2019. Go to [www.Valencia-Pointe.com](http://www.Valencia-Pointe.com) or see virtual tour to view renderings of clubhouse. Please call for full list of upgrades or information on clubhouse renovations. Measurements are estimated and are not guaranteed.

<b>Construction:</b> CBS	<b>View:</b> Garden
<b>Flooring:</b> Ceramic Tile; Laminate	<b>Restrict:</b> Lease OK w/Restrict; Tenant Approval
<b>Furnished:</b> 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; Gate - Unmanned; Security Sys-Owned	<b>Rooms:</b> Den/Office; Great
<b>Dining Area:</b> Eat-In Kitchen; Formal	<b>Lot Description:</b> < 1/4 Acre; Zero Lot
<b>Master:</b> Mstr Bdrm - Ground	
<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> Bike - Jog; Billiards; Business Center; Café/Restaurant; Clubhouse; Community Room; Exercise Room; Game Room; Internet Included; Library; Manager on Site; Pickleball; Pool; Sidewalks; Spa-Hot Tub; Tennis; Whirlpool	
<b>Exterior Features:</b> Auto Sprinkler; Covered Patio; Lake/Canal Sprinkler; Open Patio; Zoned Sprinkler	
<b>Interior Features:</b> Foyer; Laundry Tub; Pantry; Split Bedroom; Walk-in Closet	



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