

MLS # RX-10651373 - Active



List Price: **CALL TO VERIFY**
Bedrooms: 3
Bathrooms: 2.1
Garage: 2.0
Pvt Pool: No
Liv SqFt: 2,199
Tot Sq Ft: 2,945
Waterfront: No
Wtr Type: None
Pets: Restricted
Front Exp: North
Year Built: 2008
Short Sale: No
Model: Atlantic Grand

Kitchen	13	X	12
Dining Room	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	25	X	10

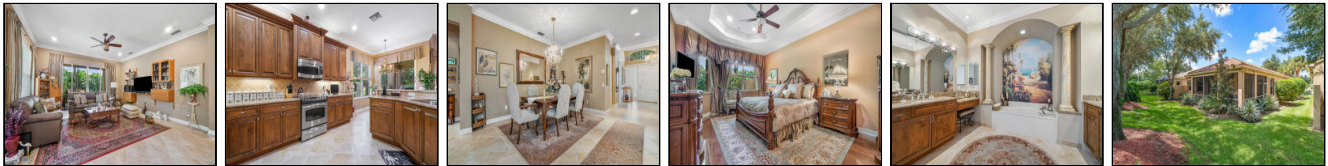
Subdivision: Valencia Pointe
Address: 7460 Twin Falls Drive
 Boynton Beach FL 33437

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

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

This beautiful Atlantic Grand model features 2 Bedrooms, 2.5 baths, a Den as well as a spacious Great Room. Upgrades include crown molding, an upgraded Kitchen, neutral tile on the diagonal, an upgraded Master Bath and Powder Room, high end fixtures and window treatments, accordion storm shutters, gutters and more. The HOA Fee includes lawn care, alarm monitoring, phone, cable and internet. Valencia Pointe is currently renovating their clubhouse at no cost to buyer. View Virtual Tour or go to www.Valencia-Pointe.com to view renderings. Please call for full list of upgrades or information on renovations.

Construction: CBS	View: Garden
Flooring: Tile	Restrict: Buyer Approval; Lease OK w/Restrict; Other
Furnished: Unfurnished	Taxes: County Only; Homestead
Roof: S-Tile	Special Info: Sold As-Is
Security: Burglar Alarm; Gate - Manned; Gate - Unmanned; Motion Detector; Security Sys-Owned	Rooms: Den/Office; Great
Dining Area: Breakfast Area; Eat-In Kitchen; Formal	Lot Description: < 1/4 Acre; Sidewalks
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; Café/Restaurant; Clubhouse; Exercise Room; Game Room; Manager on Site; Pickleball; Picnic Area; Pool; Sidewalks; Tennis	
Exterior Features: Auto Sprinkler; Screened Patio; Shutters; Zoned Sprinkler	
Interior Features: Ctdrl/Vault Ceilings; Entry Lvl Lvng Area; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Volume Ceiling; Walk-in Closet	



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