

Visit www.Valencia-Palms.com for more details!



Price: \$675,000
Bed: 4
Bath: 4.0
Garage: 3.0
Pvt Pool: N
Liv SqFt: 3,244
Tot SqFt: 4,247
Waterfront: N
Wtr Type: NONE
Pets: Y
Days Mkt: 4
Front Exp: S
Year Built: 2005
MLS #: R2972308

Living Rm: 20 X 18
Kitchen: 16 X 14
Dining Rm: 15 X 13
Dining Ar: X
Utility: 15 X 9
Den: 13 X 12
Family Rm: 19 X 18
Florida Rm: X
Patio/Balc: X
Porch: 30 X 23
Master BR: 18 X 16
Bedroom 2: 12 X 12
Bedroom 3: 13 X 13
Bedroom 4: X
Bedroom 5: X

Subdivision: Valencia Palms
Address: 6900 Balboa Island Ct
 Delray Beach, FL

Development: Valencia Palms
Model Name: Majestic
Units/Complex:

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

HOA or Cond: HOA
Fee: \$1134 / QTR
App. Fee: 100

Mbrshp Equity:
Land Lease:
Rec Lease:

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

Remarks: Upgraded designer eat-in kitchen with double convection oven. His/Hers master baths. 18-inch tile on the diagonal in every room. Solid core doors. Living room wet bar with wine rack. Large screened/cover patio. Tinted hurricane window film.

Construction
CBS

Wall Oven
Intercom

Interior Feature

Vol Ceil
Split Bedrms
Roman Tub
Wlk In Clos
Blt In Shel
Cook Island
Pantry
Wet Bar
Laundry Tub

Cable

Master Bdrm Bath

Sepshower
Sepbath
Dual Sinks
Mst Br Grnd
Bidet
Whirl Spa

Roof

Barrel

Cooling

Central

Exterior Feature

Covrd Patio
Scrnd Patio
Auto Sprink
Zoned Sprink

Dining

Formal

Equipment

Washer
Range
Dishwasher
Refrigerator
Dryer
Elec Wtr Htr
Disposal
Microwave
Auto Gar Dr

Flooring

Ceramic Tile

Furnished

Unfurnished

Heating

Central

Lot Description

Lt 1/4 Acre

Maintenance Fee Includes

Common Area
Lawn Care
Common Area RE Tax
Security

Possession

At Close

Restrictions

Adult 55+
Tenant Apprv
Lse Ok W/Rst
Pet Restr

Rooms

Family
Util-Lndry

Security

Burg Alarm
Gate-Manned
Sec Syst/Own

Showing Instructions

Lbx-Call Lo
Call Lo/La

Special Information

Sold As-Is
MORE

Additional Photos:





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RE/MAX Advantage Plus

INTERIOR FEATURES/UPGRADES

- 18" Ceramic Floor Tile Laid on the Diagonal Throughout Entire Home
- Living Room Wet Bar with Wine Rack
- 12x12 Upgrades Pavers on the Extended Covered/Screened Patio
- Additional High Hats for Superior Lighting
- Crown Molding
- Solid Core Raised Panel Doors
- Matte Foil Raised Panel European-Style Frameless Cabinets Over Washer & Dryer
- Mirror Closet Doors in Master Bedroom Suite
- Colonial Style Wood Baseboards
- Cultured Marble Window Sills
- Air Conditioning Vents in Bathrooms and Walk-In Closets
- Knock-Down Textured Ceilings (Excluding Bathrooms)
- Coffered Ceilings in many rooms
- High Efficiency Energy Efficient Air Conditioning
- Gutters – Entire Home

GOURMET KITCHEN

- Drop in Radiant Cooktop with Built-In Double Convection Wall Oven
- White Matte Foil Raised Panel 42" Cabinets
- Granite Countertops with Bullnose Edge
- Drop-In Dual Compartment Kohler Stainless Steel Sink
- Upgraded Fixtures/Faucets
- Pantry Closet
- Cooking Island

LUXURY BATHROOMS

- His/Her Master Baths
- Bidet
- Master Bath Whirlpool Spa
- Shower with Glass Enclosure and Tiled Shower Bench Seats in Master Baths
- His/Her Vanity Counters with Separate Sinks and Knee Spaces
- Matte Foil Raised Panel European-Style Frameless Cabinets
- Elongated Commodes in All Bathrooms
- All Bath Vanity Counters Installed at a Raised Height

WARRANTY AND LOW MAINTENANCE

- Yard Maintenance in Front and Rear
- Dwelling Warranty Covering Your Home on Major Structural Defects for Ten Years
- R-30 Fiberglass Blown Insulation in Ceilings (Over Air-Conditioned Living Areas)

EXTERIOR DESIGN FEATURES

- Concrete Spanish Hacienda Double Roll Roof Tile
- Automatic Community run Sprinkler System using reclaimed water
- Double Door Entry with Transom Glass Above

ELECTRICAL SPECIFICATIONS

- Ceiling Fan in All Bedrooms, Den, Family Room and Covered Patio
- Structured Wiring Helps Protect Your TV Signal From Outside Interference or Noise and Also Minimizes Cross Talk on Your Voice Applications.
- Three Weatherproof Exterior Electric GFI Outlets
- Energy Efficient 80-Gal. Quick-Recovery Hot Water Heater
- Coach Lights at Garage
- Minimum 200 Amp Service
- Digital Readout Programmable Thermostat for Easy Viewing

SECURITY AND SAFETY

- Tinted Hurricane Window Film
- The Community is Designed with a Main Entrance with a Gate House Covering Traffic Lanes
- Quick-Action Lifting Arm Gates at Gate House
- Programmable Telephone Communication Network Between the Main Entry Gate and Your Home
- Alarm System with Contacts on All Operable Windows & Doors (Excluding Overhead Garage Doors)
- Direct Phone Monitoring of Security Alarm System Via Centralized Off-Site Control Center
- Smoke Detectors Throughout
- Medical Emergency Panic and Fire Alert Buttons on Alarm Keypad
- Security Flood Lights

CONSTRUCTION STANDARDS

- Steel Reinforced Monolithic Concrete Building Foundation with Concrete Block Construction, Steel-Reinforced Poured Concrete Columns and Tie Beam System
- Pre-Fabricated Roof Trusses with Straps and Connections
- Engineered for Uplift, Load and Lateral Forces
- 5/8" Plywood with Two-Ply Hot Mopped and Tin Tagged Roof System with Nailed-On Tile
- Cement Wallboard in Wet Areas of All Baths Where Applicable
- Steel Bolt-up Hurricane Panels