



## **Huge 3/2.5 in Chateau on the Knoll - 9270 SW 61st Way, Unit D - Boca Raton**

What does lovely this home have to offer?

- Awesome, quiet, private location in gated community!
- Near parks, schools, shopping, restaurants, and more!
- Peaceful, tranquil, beautiful view of 7th hole!
- Lucious golf course view from living room, kitchen, and 2 bedrooms!
- Wonderful family neighborhood - all ages welcome!
- "A" rated schools - "a" must for your family - "a" plus for your resale!
- Community has swimming pool, clubhouse, & basketball court!
- Huge - huge - huge!
- 3 good sized bedrooms & 2 full bathrooms upstairs!
- Huge living room (about 25' x 18'), large dining area, big kitchen, & 1/2 bath downstairs!
- Full sized washer & dryer in unit - dishwasher & disposal too!
- Gorgeous 18 x 18 white tile throughout - set on the diagonal - brand new - upstairs & down!
- Brand new wood flooring on stairs - the only place not tiled!
- 3.5 ton Carrier AC - less than 3 years old!
- New interior paint!
- All neutral colors throughout - whites & off-whites!
- Dome ceiling in spacious kitchen - window too - even a pass-through to dining area!
- Tasteful blinds & window treatments throughout - all are included!
- Convenient parking - right by front door!
- Feel free to bring Fluffy or Spot - pets are welcome here!



Don't miss this awesome townhouse in the GATED community of Chateau on the Knoll! It is located in Boca Raton between Lyons Rd & 441 and Palmetto Park Rd & SW 18th St. Great location! This unit is set back from the street with its own parking right in front of it. Because it is set back, it is QUIET and peaceful!! It even has a LOVELY GOLF COURSE VIEW! In the community there is a swimming pool, handball courts, basketball court, and a clubhouse which you can use for parties. Inside the unit you will find 3 LARGE bedrooms upstairs along with 2 full baths. Both baths are neutral in color, off white/

white. One has a tub/shower combo and the other has a shower with glass sliding doors. As I already mentioned, the bedrooms are all great SIZED. They also all have windows, making them LIGHT & BRIGHT! 2 of the bedrooms face the golf course and have WONDERFUL GOLF COURSE VIEWS! What an awesome site to look out on! The upstairs is tiled with the same 18 x 18 white tile as the downstairs of the unit. In fact, the only portion not tiled with 18 x 18 white tile is the stairs, which has been done in beautiful wood! Okay, now downstairs... There is a huge living/dining L downstairs when you enter the unit. You first enter through the living portion, which is huge... about 25 feet by 18 feet. The living room has a tripple window looking out onto the golf course, so again you have a wonderful view! You have a large dining area too... about 14 feet by 13 feet, which is open with a pass through to a good sized kitchen with a domed ceiling. There is also a 1/2 bath downstairs, also neutral white/off-white. The downstairs is completely tiled with GEORGOUS 18 x 18 WHITE TILE, SET ON THE DIAGINOL, absolutely stunning! The



entire unit has white walls and white trim in excellent condition, perfect to compliment any decor, so you can

just move right on in! This unit comes with refrigerator, stove, range, electric water heater, light fixtures, window treatments, and even its own full-sized WASHER, DRYER, DISHWASHER, & DISPOSAL! The unit is lovely, SPACIOUS, CLEAN, LIGHT & BRIGHT! All ages are welcome, even kids! And, PETS ARE WELCOME too, which is rare in condos/townhouses these days! For more information and pictures please look at MLS #2552407 on [www.property4saleUS.com](http://www.property4saleUS.com).



9270 SW 61st Way, Unit D  
Boca Raton, FL 33428

**Chateau on the Knoll**

**\$299,999**

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