



What does lovely this home have to offer?

- Fabulous lake view!! Rarely available in this neighborhood!
- Great curb appeal - oversized lot - room to expand!
- New roof -- wow! -- and 2 new air conditioners!
- New paint everywhere - both inside & out!
- Great family neighborhood - impeccably maintained - conveniently located!
- "A" rated schools - "a" must for your family - "a" plus for your resale!
- 4 huge bedrooms, 2 1/2 baths, living room, dining room, foyer, eat-in-kitchen, family room, laundry room, 2 car garage!
- Tons of granite in kitchen, bathrooms, and wet bar! Lots of wood cabinetry!
- Sunny breakfast area - a great way to start the day with view of pool & lake!
- Screened in pool with new Diamond Brite, new pavers all around, and a covered area for entertaining while taking in the view!
- Full sized washer and dryer, refrigerator with icemaker, flat-top stove with 5 burners, dishwasher, garbage disposal, double ovens, microwave, electric water heater, automatic garage door opener, 9 ceiling fans, and even an alarm system!
- Hurricane shutters everywhere and wiring for generator hook up!
- Vaulted ceilings, beautiful lighting, lovely window treatments, and more, more, more!

Estates of Boca Lyons

22468 Ensenada Wy
Boca Raton, FL 33433

\$624,900

**\$2,950/mo - rent
lease option available too**

For more information, please contact:

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Don't miss your chance to own this awesome home in the family oriented neighborhood of Boca Lyons Estates! This home has it all! Let's begin with the location... it is great! It is convenient to everything! The family neighborhood is impeccably maintained! It is in an A school district! The neighbors are friendly and welcoming! It is quiet, peaceful, and beautiful! As for the home, the first thing you will notice is the awesome view! Have you ever seen a view this nice? No rear neighbors here! Just water everywhere you look! And,

the view can be seen from various areas throughout the home. Okay, now for the home itself. It offers 4 huge bedrooms, split for privacy, 2 full bathrooms, and a half bath. It has a wonderful foyer area with a double door entry, a large living room, a big dining area, a cozy family room, a huge laundry room with wash tub, a 2 car garage, and a screened in pool with a covered area for entertaining. The huge master bathroom has a glass shower, a roman tub, tons of wood cabinetry, a huge vanity area, and 2 sinks. The master bedroom is very large and looks out towards the lake. It has a huge walk in closet and double door entry. The kitchen is wonderful too. It also has tons of wood cabinetry. There is granite galore in this kitchen and all the appliances you'd expect: dishwasher, flat top stove with 5 burners, double ovens, microwave, side by side refrigerator with water and ice maker, and garbage disposal. The kitchen has a snack bar which is covered in granite and there is sunny breakfast area too, overlooking the pool and lake. Off the kitchen is the cozy family room with sliders out to the pool area



and, again, a fantastic view of the lake. On the other side of the house are 3 additional large bedrooms, one of which has an awesome view of the lake. Imagine your guests waking up to this view! The second full bath has also been totally redone with granite counter tops, wood cabinetry, beautiful tile, and glass shower enclosure. This home comes with 9 ceiling fans, light fixtures, blinds, drapes, electric garage door opener, and even an alarm system. It has vaulted ceilings. It has accordion hurricane shutters everywhere and a hook up for a generator. There are 2 air conditioners... and they are both new! The



roof is new! The lovely pavers around the pool area are new and the pool is being re-diamond brightened too! It is on an oversize lot, with room to add an addition or additional garage. The whole home, inside and out, has just been painted! Wow, what more could you ask for? This home is awesome & won't be on the market for long! For more information or to arrange a viewing, please contact me. MLS #R2700611 (sale) & MLS #R2700666 (rent). Lease option available too.