



Price: \$364,000

MLS Number: F10499590

Condo / Town Home

9761 Nickels Blvd Unit 306, Boynton Beach, Florida 33436 USA

Beds: 3

Baths: 2

Taxes: \$6,068

Living Area: 1,580

Unit: 306

Lot Square Feet: 1,958

HOA Fees: \$645

Waterfront: YES

Year Built: 1989

Community: Carriage Gate

Subdivision: Carriage Gate

ABOUT THIS
PROPERTY

TENANT OCCUPIED UNTIL 9/2026 - INSTANT INCOME! 2nd floor residence in a prime Boynton Beach location only 10 minutes to the beach. Meticulously maintained home with expansive lake views from nearly every room. Soaring vaulted ceilings and an open-concept layout create a bright and airy feel throughout. Upgraded vinyl and tile flooring run seamlessly throughout the home. Renovated kitchen has solid wood cabinetry, newer appliances and ample counter space for entertaining. Spacious primary bedroom features a large walk-in closet with custom shelving and remodeled ensuite bath complete with an exquisite walk-in shower. Guest room w/custom murphy bed. Enjoy sunsets from your covered and screened-in balcony overlooking the lake. Impact windows, accordion shutters and private attached garage!

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool, Community Spa(s), Community Tennis Court(s)
Energy:	Storm Windows
Flooring:	Tile Flooring, Vinyl Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Vaulted Ceilings, Walk-in Closet(s)
Parking:	Automatic Garage Door
Scenery:	Lake View, Lake Frontage

PROPERTY
LOCATION



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