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|--------------------------------------------------------------|--|-------------------------|-----------------------------------------|--------------------|--|
| Price: \$549,000                                             |  | MLS Number: RX-11106341 |                                         | Condo              |  |
| 7217 Promenade Drive Unit 801, Boca Raton, Florida 33433 USA |  |                         |                                         |                    |  |
| Beds: 3                                                      |  | Baths: 2                |                                         | Living Area: 1,900 |  |
| Unit: 801                                                    |  | Total Units: 15         |                                         | HOA Fees: \$1,431  |  |
| Year Built: 1986                                             |  |                         |                                         |                    |  |
| Community: Promenade at Boca Point 3                         |  |                         | Subdivision: Promenade at Boca Pointe 3 |                    |  |

ABOUT THIS  
PROPERTY

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Penthouse perfection in the heart of Boca Raton. This one-of-a-kind 3-bedroom, 2-bath residence occupies the entire floor, c for entertaining, sunbathing, or enjoying the sunrise and sunset with unobstructed views to the east, north, south, and west. I throughout the living spaces, blending warmth and sophistication. The updated kitchen features a brand-new refrigerator and

FEATURES

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|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community:    | Gated Community, On-site Guard                                                                                                                                   |
| Construction: | Concrete Block Stucco                                                                                                                                            |
| Exterior:     | Patio                                                                                                                                                            |
| Financial:    | No Rentals                                                                                                                                                       |
| Flooring:     | Marble Floors, Hardwood Floors                                                                                                                                   |
| General:      | Elevator(s)                                                                                                                                                      |
| Heat/Cool:    | Central Air Conditioning, Central Heat, Electric Heating                                                                                                         |
| Inclusions:   | Electric Range and Oven, Stove, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Washer, Clothes Dryer, Range and Oven |
| Interior:     | Pantry, Dry Bar, Walk-in Closet(s), Fire Sprinkler System, Closet Organizer                                                                                      |
| Lot:          | Corner Lot                                                                                                                                                       |
| Parking:      | Assigned Parking, Covered Parking Area                                                                                                                           |
| Rooms:        | Living/dining Room Combination, Breakfast Area, Eat in Kitchen                                                                                                   |
| Scenery:      | Swimming Pool View, Golf Course Frontage, Golf Course View, Garden View, City Lights View                                                                        |
| Style:        | Penthouse                                                                                                                                                        |

PROPERTY  
LOCATION

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