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|------------------------------------------------------------|------------------------|-----------------------------------------------------|---------------------------|
| <b>Price: \$295,000</b>                                    |                        | <b>MLS Number:</b> RX-11147956                      | <b>Condo</b>              |
| <b>7844 La Mirada Drive, Boca Raton, Florida 33433 USA</b> |                        |                                                     |                           |
| <b>Beds:</b> 2                                             | <b>Baths:</b> 2        |                                                     | <b>Living Area:</b> 1,300 |
| <b>Total Units:</b> 4                                      | <b>HOA Fees:</b> \$938 |                                                     | <b>Year Built:</b> 1986   |
| <b>Community:</b> LA MIRADA AT BOCA POINTE                 |                        | <b>Subdivision:</b> LA MIRADA AT BOCA POINTE CONDOS |                           |

ABOUT THIS  
PROPERTY

Unobstructed Serene Golf Course View!!! This 1st floor villa has Beautiful Oversized Porcelain Tile throughout including the l 2024. Private Patio w/multiple Sliding Glass Doors (not screens) allow for a peaceful retreat! Subdivision Pool; 2 minute walk Community Pool, 24/7 Manned Gated security (plus patrol & alarm monitoring), INTERNET, roof, driveway building pressure available. NO Leasing 1 year (minimum 90 day lease).

FEATURES

|               |                                                                                                                                        |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Community:    | Gated Community, On-site Guard                                                                                                         |
| Construction: | Concrete Block Stucco                                                                                                                  |
| Exterior:     | Covered Patio, Enclosed Patio                                                                                                          |
| Financial:    | No Rentals                                                                                                                             |
| Heat/Cool:    | Central Air Conditioning, Central Heat                                                                                                 |
| Inclusions:   | Electric Range and Oven, Stove, Microwave Oven, Cooktop Range, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Range and Oven |
| Interior:     | Walk-in Closet(s)                                                                                                                      |
| Lot:          | Corner Lot                                                                                                                             |
| Parking:      | Paved Driveway                                                                                                                         |
| Rooms:        | Living/dining Room Combination, Breakfast Area                                                                                         |
| Scenery:      | Golf Course Frontage, Golf Course View                                                                                                 |



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