



Price: \$1,695,000

MLS Number: RX-11089067

Town Home

4401 Ocean Boulevard Unit 12, Boca Raton, Florida 33431 USA

Beds: 3

Baths: 3

Half Baths: 1

Living Area: 3,947	Unit: 12	HOA Fees: \$3,627
Waterfront: YES	Year Built: 1989	
Community: SEA RANCH CLUB OF BOCA	Subdivision: SEA RANCH CLUB OF BOCA	

ABOUT THIS PROPERTY

A UNIQUELY PRIVATE 2830 SQUARE FT, TRI-LEVEL, 3 BEDROOM TOWNHOME WITH 2 ELEVATORS &, A 40 FOOT F WAKE ZONE, NO FIXED BRIDGES & DIRECT OCEAN ACCESS. OFFERING 24 HOUR GATED SECURITY, CONCIERGE POOLS, BBQ AREAS, A PRIVATE MARINA , DEED BEACH ACCESS WITH CHAIRS, LOUNGES, UMBRELLAS & CANVA BAGEL BREAKFASTS, CARDS, HOLIDAY PARTIES TO LECTURES! THE OPEN FLOOR PLAN BLENDS FUNCTIONALIT A SPACIOUS OPEN DEN/MEDIA ROOM SPILLING OUT TO YOUR WATERFRONT PATIO & DOCK! A TWO CAR GARAC KITCHEN, DINING ROOM & LIVING ROOM WITH A

FEATURES

Community:	Gated Community, On-site Guard
Construction:	Concrete Block Stucco
Exterior:	Balcony, Deck, Patio, Covered Patio
Financial:	Lease Option
Flooring:	Marble 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, Refrigerator, Clothes Washer, Clothes Dryer, Built-in Oven, Range and Oven
Interior:	Dry Bar, Wetbar, Walk-in Closet(s), Fire Sprinkler System, Closet Organizer
Parking:	2 Parking Places, Guest Parking, Paved Driveway
Recreation:	Boat Dockage
Rooms:	Living/dining Room Combination, Foyer, Eat in Kitchen
Scenery:	Ocean Access, Canal View, Canal Waterfront Property, Intra-coastal
Stories:	Multi-level



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