



**Price: \$349,800**

**MLS Number: F10538666**

**Condo / Town Home**

**7145 Promenade Drive Unit 602, Boca Raton, Florida 33433 USA**

**Beds: 3**

**Baths: 2**

**Half Baths: 1**

**Taxes: \$4,047**

**Living Area: 2,151**

**Unit: 602**

**Lot Square Feet: 2,151**

**HOA Fees: \$1,045**

**Waterfront: YES**

**Year Built: 1985**

**Community: PROMENADE AT BOCA POINTE**

**Subdivision: PROMENADE AT BOCA POINTE**

**Elementary School: Del Prado**

**Junior High: Omni**

**High School: Spanish River Community**

# ABOUT THIS PROPERTY

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\$100K Price Improvement, Owner Says Sell Now! Stunning Golf & Water Views from this desirable 6th Flr Gem! Spacious 3 bedroom, 2.5 bath condo, 2151sqft to include both patios under air, offering additional living space. This home feat. Open floorplan, 24" laser-cut tile flooring, private foyer entry, panoramic views of the Boca Pointe Clubhouse, golf course, & sparkling city lights. Kitchen boasts custom cabinetry, granite counters & SS appl, full-size W/D in unit. Primary BR incl huge walk-in closet, extra storage & primary bath w/ circular spa tub. Guest BR w/en-suite & stylish marble 1/2 Bath for guests. A/C 2017. Close proximity to the resort-style pool! One assigned covered parking space & storage closet on encl patio. Selling Furnished-\$50K Ethan Allen Furn & \$10K Persian Rug incl!

## FEATURES

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|             |                                                                                                           |
|-------------|-----------------------------------------------------------------------------------------------------------|
| Community:  | Community In-door Swimming Pool, Picnic Area(s), Community Spa(s)                                         |
| Flooring:   | Tile Flooring                                                                                             |
| General:    | Elevator(s)                                                                                               |
| Heat/Cool:  | Central Air Conditioning                                                                                  |
| Inclusions: | Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer |
| Interior:   | Jetted Bathtub, Ceiling Fan(s), Walk-in Closet(s), Fire Sprinkler System                                  |
| Rooms:      | Formal Dining Room, Breakfast Area, Foyer, Eat in Kitchen                                                 |
| Scenery:    | Waterview                                                                                                 |
| Style:      | Highrise                                                                                                  |

PROPERTY  
LOCATION

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