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|------------------------------------------------------------------|-------------------------|--------------------------------------|---------------------------|
| <b>Price: \$400,000</b>                                          |                         | <b>MLS Number:</b> RX-11060368       | <b>Condo</b>              |
| <b>21 Royal Palm Way Unit 303, Boca Raton, Florida 33432 USA</b> |                         |                                      |                           |
| <b>Beds:</b> 2                                                   | <b>Baths:</b> 2         |                                      | <b>Living Area:</b> 1,095 |
| <b>Unit:</b> 303                                                 | <b>Total Units:</b> 36  |                                      | <b>HOA Fees:</b> \$735    |
| <b>Waterfront:</b> YES                                           | <b>Year Built:</b> 1980 |                                      |                           |
| <b>Community:</b> BOCA BAYOU                                     |                         | <b>Subdivision:</b> BOCA BAYOU CONDO |                           |

# ABOUT THIS PROPERTY

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Discover the pinnacle of luxury living in this impeccably renovated 2-bedroom, 2-bath condo in Boca Raton's waterfront community. This property features hardwood plank flooring, fresh paint, and designer accent walls. Relax with water views from your balcony and primary bedroom. Nestled in a prime location, this property comes with completed 30-year Milestone Inspection and Structural Integrity Reserve Study. Make this dream home yours today.

## FEATURES

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|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Community:    | Gated Community                                                                                                                                  |
| Construction: | Concrete Block Stucco                                                                                                                            |
| Exterior:     | Enclosed Patio                                                                                                                                   |
| Financial:    | Lease Option                                                                                                                                     |
| 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, Range and Oven |
| Interior:     | Closet Organizer                                                                                                                                 |
| Parking:      | Assigned Parking                                                                                                                                 |
| Rooms:        | Living/dining Room Combination                                                                                                                   |
| Scenery:      | Ocean Access, Canal Waterfront Property, Intra-coastal                                                                                           |



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