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|-----------------------------------------------------|--|--------------------------------|-------------------------------------|------------------------|--|
| <b>Price: \$129,900</b>                             |  | <b>MLS Number: RX-11141969</b> |                                     | <b>Condo</b>           |  |
| <b>4042 Exeter C, Boca Raton, Florida 33434 USA</b> |  |                                |                                     |                        |  |
| <b>Beds: 2</b>                                      |  | <b>Baths: 1</b>                |                                     | <b>Half Baths: 1</b>   |  |
| <b>Living Area: 1,008</b>                           |  | <b>Total Units: 72</b>         |                                     | <b>HOA Fees: \$855</b> |  |
| <b>Waterfront: YES</b>                              |  | <b>Year Built: 1979</b>        |                                     |                        |  |
| <b>Community: CENTURY VILLAGE</b>                   |  |                                | <b>Subdivision: CENTURY VILLAGE</b> |                        |  |

# ABOUT THIS PROPERTY

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CENTURY VILLAGE--ACTIVE ADULT COMMUNITY--55+ Community. Sitting at the heart of Boca Raton, a rare investment degree of privacy and a stunning view of the surrounding landscape. The property is flanked by water bodies, presenting an

## FEATURES

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|---------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Community:    | Gated Community, On-site Guard                                                                                                    |
| Construction: | Concrete Block Stucco                                                                                                             |
| Exterior:     | Balcony, Covered Patio, Enclosed Patio                                                                                            |
| Financial:    | Lease Option                                                                                                                      |
| Flooring:     | Carpet, Tile Flooring                                                                                                             |
| General:      | Housing for Older Persons                                                                                                         |
| Heat/Cool:    | Central Air Conditioning, Central Heat, Electric Heating                                                                          |
| Inclusions:   | Electric Range and Oven, Stove, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Washer, Range and Oven |
| Interior:     | Walk-in Closet(s)                                                                                                                 |
| Parking:      | Assigned Parking                                                                                                                  |
| Recreation:   | Tennis Court                                                                                                                      |
| Rooms:        | Living/dining Room Combination                                                                                                    |
| Scenery:      | Lake View, Lake Frontage                                                                                                          |



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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
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