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|--------------------------------------------------------|--|-------------------------|---------------------------------|--------------------|--|
| Price: \$2,995,000                                     |  | MLS Number: RX-11165932 |                                 | Condo              |  |
| 140 5th Avenue Unit 253, Boca Raton, Florida 33432 USA |  |                         |                                 |                    |  |
| Beds: 3                                                |  | Baths: 3                |                                 | Living Area: 2,772 |  |
| Unit: 253                                              |  | Total Units: 81         |                                 | HOA Fees: \$3,614  |  |
| Waterfront: YES                                        |  | Year Built: 1988        |                                 |                    |  |
| Community: MIZNER COURT                                |  |                         | Subdivision: MIZNER COURT CONDO |                    |  |

# ABOUT THIS PROPERTY

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Positioned within the prestigious waterfront enclave of Mizner Court, this exceptional residence presents a rare and highly cc of Lake Boca Raton, capturing breathtaking panoramic vistas from every principal room. Walls of glass frame unobstructed v

## FEATURES

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|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community:    | Gated Community                                                                                                                                           |
| Construction: | Concrete Block Stucco                                                                                                                                     |
| Exterior:     | Balcony                                                                                                                                                   |
| Flooring:     | Carpet, Tile Flooring                                                                                                                                     |
| Heat/Cool:    | Central Air Conditioning, Central Heat                                                                                                                    |
| Inclusions:   | Electric Range and Oven, Stove, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Freezer, Clothes Washer, Clothes Dryer, Range and Oven |
| Interior:     | Pantry, Dry Bar, Wetbar, Walk-in Closet(s)                                                                                                                |
| Lot:          | Corner Lot                                                                                                                                                |
| Rooms:        | Formal Dining Room, Foyer, Eat in Kitchen                                                                                                                 |
| Scenery:      | Lake View, Lake Frontage, Intra-coastal                                                                                                                   |



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