

ALL PROPERTY DOCUMENTS

4 point, wind mit, clear termite, seller disc, Insurance Quotes

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HOA DOCUMENTS

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INSURANCE AGENT



James Gabrione

JAMES GABRIONE
Vice President of Sales

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Check out our new website where you can pay your policy, file a claim and request a quote [HERE!](#)



21209 VIA VENTURA, BOCA RATON, FL 33433

- 4 Bed, 3.5 Bath 2-Story Single Home in Mizner Pointe of Boca
- Attached 2-Car Garage
- Paved Driveway
- Gated Community
- Card/Electric Gate
- Not in a Flood Zone
- Low HOA
- Ideally Located with Easy Access to FL Turnpike, I-95, Major Airports and Beaches, Shopping, Dining, Town Center Mall

INTERIOR/GENERAL

- Foyer Entry
- Flooring: Ceramic and Carpet
- New AC 2023

- New Water Heater included
- Open Floor Plan
- Vaulted Ceilings
- Generous Living Spaces

FIRST FLOOR

- Dining Room and Living Room
- Primary Bedroom
- Primary Spa-Style Bath with Dual Vanities, Walk-In Shower and Separate Shower
- Designer Kitchen with Granite Counters, Center Island and Snack Bar/Counter and Breakfast Area
- 1/2 Bath for Guests
- Family Room
- Laundry Room

SECOND FLOOR

- Three Additional Bedrooms Include an En-Suite
- 2 Full Baths
- Loft Area
- A Versatile Loft Perfect for an Office or Flex Space
- Ceiling Fans
- Laundry Room

EXTERIOR

- Concrete S-Tile Roof, inspected 4 point is good 5 years left
- Patio with Screen Enclosure
- Unobstructed Lake Views
- Fence
- Hurricane Shutters/Panels
- Auto Sprinkler

AMENITIES Clubhouse, Community Pool, Exercise Room, Playground, Tennis Courts

HOA INFORMATION

- Mizner Pointe of Boca HOA 561-998-3011 - 561-852-7641 Clubhouse. Manager: Bary Consovoy boonsovoy@hrrealty.com
- Maintenance Fee \$395 Monthly
- Fee Includes Cable TV, Common Area, Community Pool, Fitness Center, Internet, Lawn, Manager, Security, Tennis Court
- Association Approval Required
- Ok To Lease, No Lease-1st Year Owned, No Daily Rentals

- No Trucks/Rv'S
- No assessments in 20 years
- Not plans of increasing HOA or Major Capital Expenses by Association
- Termite warranty renews in March. They never had any treatments, but they keep a warranty just in case, so if you ever get termites, they will treat them
- Fire Alarm is not mandatory, there is no monitoring fee for owners, but it is included in the HOA fee. ADT inside the house (it used to be comcast a few years ago)
- ADT System is installed and paid by HOA for owners. It is working and fully operational
- The Hoa maintains lawn and irrigation and sprinkler heads. Regular lawn mowing and Trimming included, Shrubs and Palm Trees