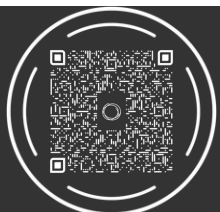


PROPERTY *Features*

6612 Nw 23rd Ter Boca Raton, FL 33496

- 3 Bedrooms | 2 Bathrooms
- 4,560 sq. ft.
- Mediterranean-style courtyard residence with barrel tile roofing, grand brick-paver driveway, and mature tropical palms
- Private, fully paved courtyard deck surrounding an in-ground swimming pool, creating a secluded setting for relaxation and sunbathing
- Designed for the ultimate Florida indoor/outdoor lifestyle with direct courtyard access from every bedroom
- Open-concept floor plan with smooth walls, decorative crown molding, and neutral porcelain/marble tile flooring
- Multiple floor-to-ceiling sliding glass and French doors opening to the pool deck
- Open chef's kitchen with rich dark espresso wood cabinetry, glass display uppers, and custom crown molding
- Premium light granite countertops with full-height multi-tone mosaic tile backsplash
- Spacious center preparation island with built-in stainless steel sink and pull-down faucet
- Raised granite breakfast bar with custom pendant lighting
- Stainless steel appliances including built-in double wall ovens, glass cooktop, dishwasher, and custom cabinet-matched hood enclosure
- Dining area with chandelier directly integrated with the kitchen and living space
- Primary suite featuring warm hardwood floors and a large walk-in closet
- Bright primary spa bath with dual vanity sinks, granite counters, deep jetted soaking tub, and accent pebble-stone wall details
- Walk-in frameless glass shower with pebble-tile floor and custom frosted etched privacy windows
- Deep covered outdoor lanai patio with ceiling fan for shaded dining and outdoor relaxation
- Dedicated indoor laundry room with washer, dryer, tile flooring, window lighting, and skylight tube feature
- 2-car attached garage with overhead storage racks, additional workspace area, and direct home entry



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Broken
Sound Club



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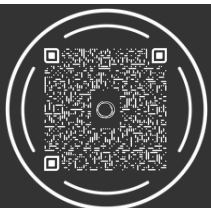
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the property
website



PROPERTY *Features*

6612 Nw 23rd Ter Boca Raton, FL 33496

- New 2026 water heater
- 2019 Roof
- Located in The Banyans at Broken Sound Club, an exclusive gated golf and country club community offering a 5-star resort lifestyle in Boca Raton
- Enjoy the Broken Sound Club lifestyle with access to exceptional amenities designed around golf, racquets, wellness, aquatics, dining, fitness, and social experiences
- Two pristine 18-hole championship golf courses, including the renowned Old Course and Club Course, with golf membership opportunities available
- Racquets amenities including tennis and pickleball facilities
- Resort-style Aquatics Center featuring a swimming pool, lap pool, waterfall and grotto, heated whirlpool, children's water playground, and poolside Bistro
- Moonstone Spa & Fitness Center featuring state-of-the-art fitness facilities, group fitness classes, personal training, wellness services, and spa amenities
- Multiple dining options offering a variety of experiences, from casual poolside dining to elevated a la carte cuisine
- Main Clubhouse offering dining, social gatherings, member activities, and spaces designed for connection and relaxation
- Vibrant social lifestyle with member events, interest clubs, entertainment, activities, and opportunities to connect with the Broken Sound community
- Beautifully maintained tropical grounds, private roads, gated entry, security patrol, and on-site community management
- Peaceful residential atmosphere while remaining conveniently close to Boca Raton's shopping, dining, beaches, parks, and entertainment.
- Close to shopping plazas, upscale restaurants, Town Center at Boca Raton, and Mizner Park.
- A short drive from beaches, coastal parks, nature preserves, and walking trails.
- \$1,810 quarterly fee includes common area maintenance, cable, and amenities
- Mandatory Country Club Social Membership; buyers should review MLS attachments for complete membership details, requirements, and available options
- Club membership privileges and access to specific amenities are subject to the applicable Broken Sound Club membership category and club rules



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