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 Listing

**13897 Via Nidia Delray Beach, FL 33446**



Single Family  
**List Price:** \$355,000  
**MLS #:** [F10237247](#)  
**Status:** Active  
**Type:** Single  
**Prop Class:** Single Family  
**County:** Palm Beach County  
**Subdivision:** Villa Borghese  
**Beds:** 3  
**SqFt Liv Area:** 2,189  
**Year Built:** 1999/Resale  
**Acres:**  
**Style:** R30-No Pool/No Water  
**Folio #:** 00424610050000570  
**Dev Name:** Villa Borghese

**MLS Area:** 4630  
**Zoning:** PUD

**Baths:** 2/0  
**SqFt Total:**  
**Lot SqFt:** 5,284

**Legal Description:** HUNTINGTON WALK PL 1 LT 57  
**Virtual Tour:** <https://tours.cloudviewproductions.com/idx/384818>

**Remarks:** This beautifully maintained, sun filled home is perfectly suited for the discerning buyer. A private yard with air conditioned glass enclosed patio, makes this home larger and easily suited for entertainment. This recently painted interior is neutral and ready for a new owner. There are three full bedrooms and 2 bathrooms with a master ensuite and plenty of storage. There is a very active newly renovated clubhouse for your enjoyment with billiard room, card rooms, art room, gym, library and ballroom. Tennis Courts, Bocce and Pickleball add to your entertainment in this 55+ Community.

**Directions:** The main/guest entrance is located on Lake Ida Rd between Hagen Ranch Rd and Jog Rd

**General Information**

<b>HOPA:</b> Verified	<b>Short Sale:</b> No	<b>Faces:</b> North	<b>Apx Lot Size:</b>
<b>REO:</b> No		<b>Lender Apprv:</b>	<b>Dock #:</b>
<b>Waterfront:</b> No		<b>Carport #/Desc:</b>	
<b>Garage #/Desc:</b> 2		<b>Parking Rstrct:</b> No Rv/Boats, No Trucks/Trailers	
<b>Parking:</b> Driveway, Pavers		<b>Lot Desc:</b> Less Than 1/4 Acre Lot	
<b>Flooring:</b> Tile Floors		<b>Design Desc:</b> One Story, Ranch	
<b>Construction:</b> Concrete Block Construction, Cbs Construction			
<b>Pools:</b> No			
<b>View:</b> Garden View			

**Rooms**

**Bedroom:** Master Bedroom Ground Level  
**Master Bath:** Dual Sinks, Separate Tub & Shower  
**Rooms:** Glassed Porch, Utility Room/Laundry  
**Dining:** Dining/Living Room, Eat-In Kitchen

Room	Dim	Room	Dim	Room	Dim	Room	Dim
DiningRoom	10x11'6"	LivingRoom	14x20	FamilyRoom	13x14'8"	Kitchen	10'8"x11
Kitchen	8'8x9	MasterBedroom	14x16	SecondBedroom	13'4x11	ThirdBedroom	12x11'6"

**Additional Information**

**Pets:** Yes/Restrictions Or Possible Restrictions  
**Interior:** First Floor Entry, Closet Cabinetry, Foyer Entry, Laundry Tub, Pantry, Vaulted Ceilings  
**Equip/Apppl:** Dishwasher, Disposal, Dryer, Electric Range, Electric Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Washer  
**Windows:** Blinds/Shades, Verticals  
**Exterior Feat:** Storm/Security Shutters  
**Subdivision:** Bocce Ball, Community Pool, Community Tennis Courts  
**Heating:** Central Heat  
**Cooling:** Central Cooling, Paddle Fans  
**Water:** Lake Worth Drain, Municipal Water  
**Roof:** Curved/S-Tile Roof  
**Restrictions:** Assoc Approval Required, No Lease First 2 Years

**Cable Avail:** Yes  
**Sprinkler:**  
**Sewer:** Municipal Sewer


**Financial Information**

**Taxes:** \$5,143/2019  
**Terms:** Cash, Conventional  
**Type Assoc:** Homeowners/\$516/Monthly

**Tax Info:** Tax Reflects No Exemptions  
**Assumable:**  
**Mbr Req/Fee:** No

Customer Full

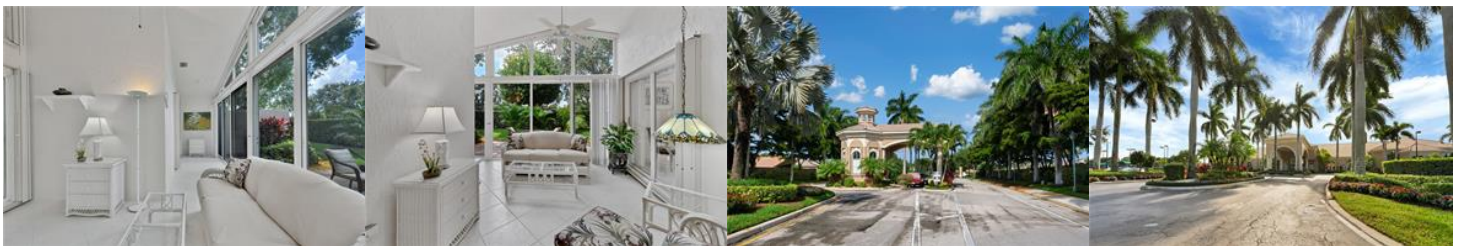
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 Photo Gallery

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**Card Room**



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