

## Greens of Emerald Hills- Gated Community



\$ 798,900



17 Boxwood Road, Hollywood, FL 33021-2811

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: A11757194
- » Single Family | 1,695 ft<sup>2</sup>
- » Vaulted Ceilings & Skylight
- » Impact Windows & French Doors
- » More Info: [17BoxwoodRoad.com](http://17BoxwoodRoad.com)



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Located in the gated community of Emerald Hills, this stunning CORNER LOT 3BR/2.5BA home sits on a quiet, tree-lined street. Perfect for entertaining, it features a sparkling pool, spacious patio, & electric awning for shade. The home boasts a 2023 roof, impact French doors/windows, vaulted ceilings with a skylight, & updated kitchen/bathrooms with custom cabinetry. Ceramic tile flooring runs throughout, a split floor plan offers privacy, & independent climate control with two AC systems ensures comfort & efficiency. Security cameras, EV charger, & battery backup provide peace of mind during outages. Maintenance includes hurricane insurance, cable, internet, garbage/recycling, & lawn service. Walk to Sheridan Plaza for Publix, LA Fitness, Starbucks & more. 15 minutes to the beach! See broker remarks.

CASH BUYERS or a 20% MINIMUM DOWN-PAYMENT required & min. 675 credit score. Submit D.U. approval with all offers/proof of funds for cash buyer please. \* NO TRUCKS, or Commercial vehicles. NO garage conversions. No rentals for 2 years. \*SEE MLX ATTACHMENTS to show.

