

Hamptons

INTERNATIONAL



2413 NW 40th Circle, Boca Raton, FL 33431

4  3 

£1,040,000

(\$1,399,900)

Property details



Key features

- **Garage Count: 2 Car Garage**
- **Sewer: Public**
- **Pool Description: Pool**
- **Cooling: Central A/C**
- **Water: City Water**

Attributes

-  **Swimming pool**
-  **Garage**

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Description

Yes you can have it all! Serenity, tranquility, and community! Located in the highly sought-after Millpond neighborhood, this home offers more than beautiful living space - it delivers a true community lifestyle. Enjoy tree-lined streets, shaded walking paths, scenic lakes, where neighbors become friends. Two playgrounds are just a short walk away, along with neighborhood favorites like Pizza in the Park, Book Club, the Annual Hoedown, Easter Egg Hunts, and camping nights in the park. Inside, the home features a spacious open floor plan with vaulted ceilings, generously sized rooms including a living area with wood burning fire place, oversized formal dining room and numerous recent upgrades including luxury vinyl plank flooring throughout (Dec 2024), all-new baseboards, fresh interior paint (2026), upgraded lighting, and plantation shutters throughout. The kitchen and laundry are enhanced with stainless steel new dishwasher (2024) new refrigerator (Dec 2025) and new washer/dryer (2025). The kitchen has an eat-in bar with wine rack looking to the pool and built in desk/shelves for an added work area. The layout is ideal for everyday living and entertaining with seamless indoor-outdoor flow. Step outside to your private backyard oasis featuring a pool and custom outdoor summer kitchen with grill and bar that seats four. There is a large covered patio for relaxing at the end of the day. Roof was installed in 2022. Hurricane impact windows and doors at the rear of the home (2023) include one window, three sliding doors, cabana door, front door and garage door. Millpond offers a lifestyle unlike any other. Residents enjoy low HOA fees (\$200 monthly) , family-friendly events, tree-canopied walking paths, tennis and basketball courts, two scenic lakes with wildlife, playgrounds, and picnic areas. Zoned for top-rated A+ public schools, including the coveted Blue Lake Elementary, elite private schools such as Pine Crest and St. Andrews, FAU, and Lynn University. Located near medical facilities, Town Center Mall for world-class shopping, Mizner Park for museums and live music, Five star dining, Patch Reef and Sugar Sand Community Parks and Boca's pristine beaches. For commuters, it is incredibly convenient to I95 and the Turnpike. Millpond has been known to have the most spectacular community events including monthly pizza in the park, food trucks, Halloween Party, Easter Bunny in the Park, Holiday season socials, Annual Family Camp Out in the Park, Country Western Hoe Down with mechanical bull, live music and so much more! This home isn't just a place, it's a feeling. A rare opportunity to live in harmony with nature, while staying close to everything Boca Raton has to offer. Come experience the serenity and luxury of Millpond.







































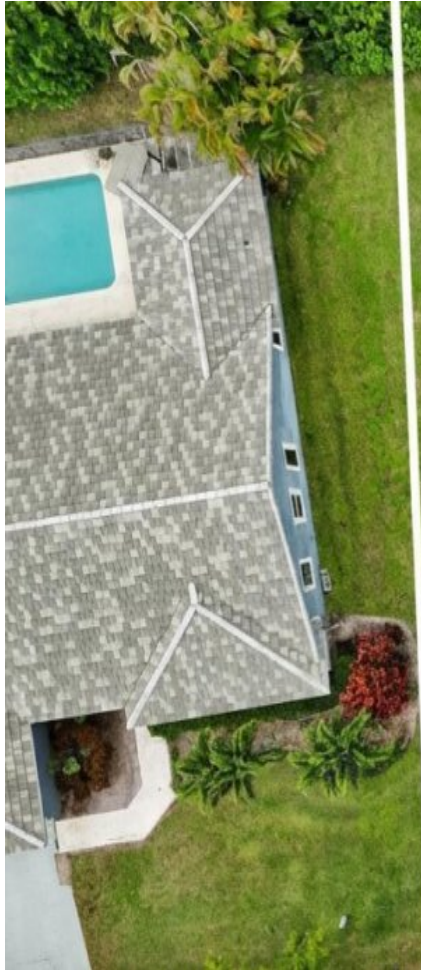














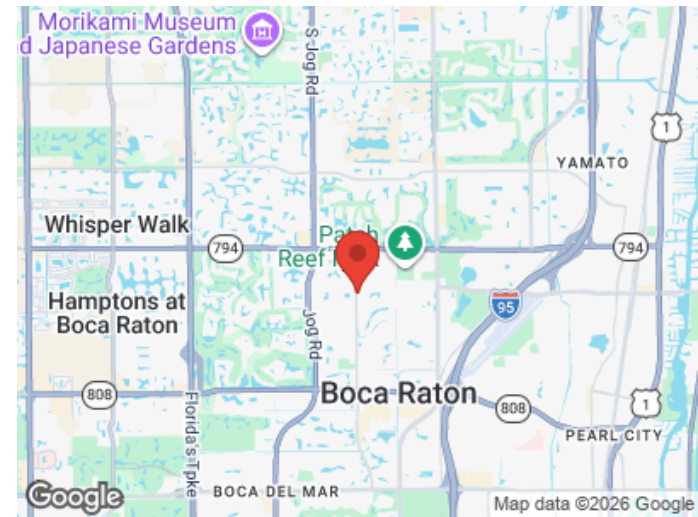
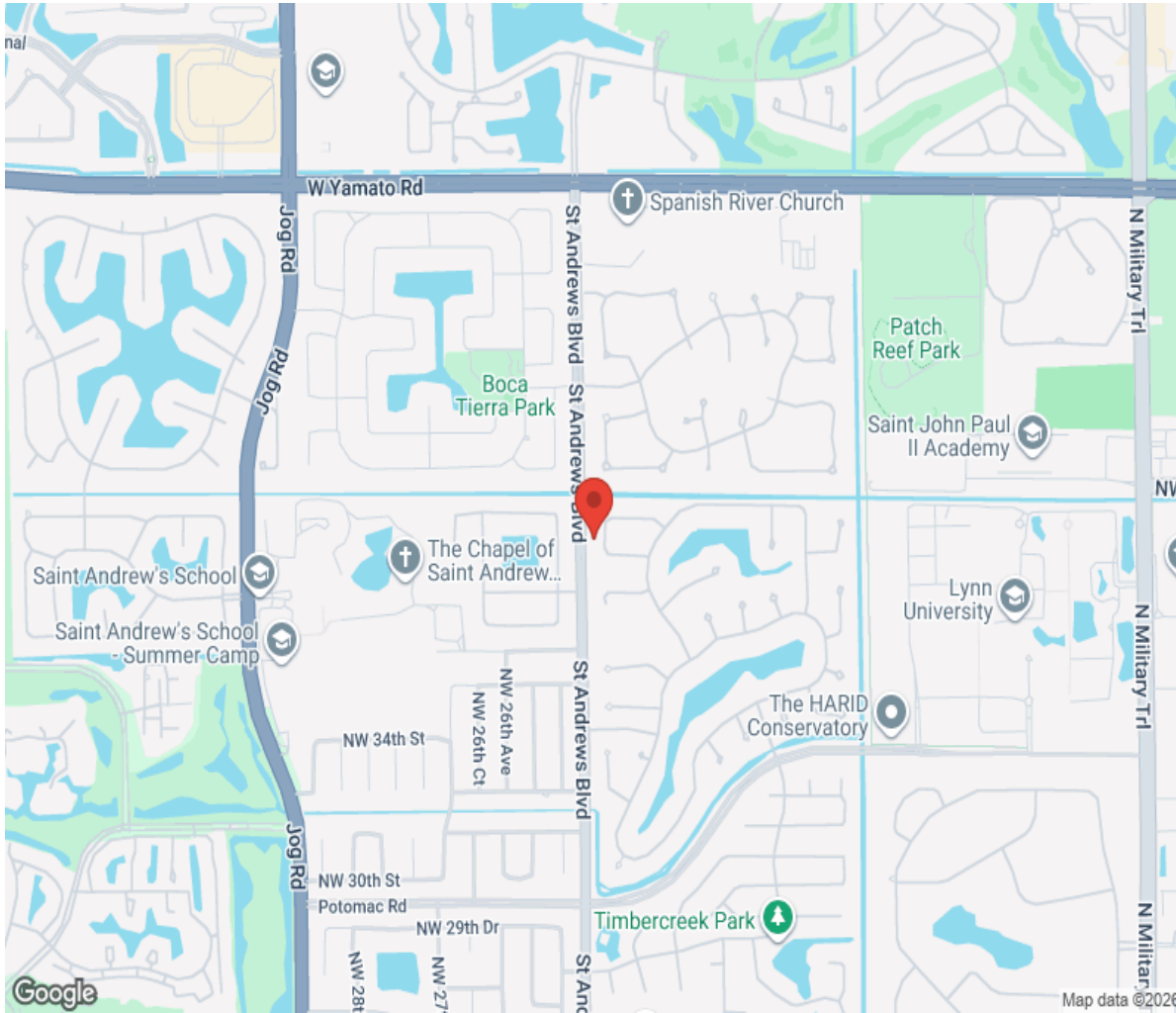








Location



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