

# Hamptons

INTERNATIONAL

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**2331 Croton Ln, Delray Beach, FL 33445**

**2 𠄎 2 𠄎**

**£110,000**

**(\$138,000)**

## Property details

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### Key features

- **Cooling: Central A/C**
- **Pool Description: Pool**
- **Sewer: Public**
- **Water: City Water**

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## Description

PINES OF DELRAY. UNLIKE most other interior 4-plex villas (B & C units) this one has 2 FULL BATHROOMS and is 1089 SQUARE FEET under air (compared to the standard 988 square feet inside villa). The extra indoor space is the 100 sqft under air Florida room. Great location just steps from North Clubhouse -which is the location of the new and only fitness room. 6-years young 2-ton 14 SEER AC system, VIVE comfort thermostat, Siemens electrical panel, Moen 1/2 HP disposal, GE glass cooktop range, GE Profile Triclean dishwasher, Whirlpool stacked laundry center. Monthly maintenance fee includes water, cable (HBO), in-unit WIFI, fully funded reserves (apx 15% of monthly) and usage of 2 clubhouses, 2 pools, pickleball, Bocce and tennis. All new roofs (2025), exterior recently painted. Lowest price interior villa in all the Pines communities. , 2 bedroom and 2 -FULL bathroom interior villa offering a spacious 1083 square ft under air - unlike the standard size 982 square feet interior villa ("B" and "C" units"). The standard interior villa living room/dining area is only 22 feet long--whereas this villa extends an additional 8 feet beyond the 22 feet. The 14 foot long eat-in tiled kitchen is equipped with a stacked washer-dryer, eliminating the need for a community laundry room that you'll find in villas at other nearby communities. Enjoy the added bonus of a 100- square- foot under air Florida Room, that can serve as a temporary third bedroom. Unlike standard interior villas with only one and a half baths, this property boasts two full bathrooms, ensuring your guests have their own shower stall and don't have to bathe in the master bathroom. Nestled in a prime location just steps from the North Clubhouse away from busy roads, this villa combines comfort with accessibility. EQUIPMENT RHEEM AC SYSTEM Installed 05/04/2020 - only 5.75 years young. RHEEM CONDENSOR/COMPRESSOR M# RA1424BJ1NA S#: W072003642 Classic Series 2 Ton, 14 SEER, 12.5 EER; 24,000 BtuH, scroll compressor, 208-230V/1 ph/ 60hZ, Composite base pan, Curved louver panels, Rust resistant screws and Single-row condenser coil. RHEEM HANDLER M# RH1T2417STANJA S# W142002261 2 ton system, R410A, Single Stage, Aluminum Air Handler, Constant Torque Motor, 208-240V, 1 Phase. 60 Hz VIVE COMFORT THERMOSTAT M: TP-N-701 Large blue backlight display with glow-in-the-dark light button; Easy access battery compartment; 5 minute compressor delay protection RHEEM WATER HEATER: Model: PROE28 S2 RH95 S# Q251521636 Water capacity: 28 gallons; Energy efficiency: 0.92 UEF; Isolated tank design; Resistor stainless steel upper and lower heating elements (3500 watt); Premium-grade anode rod; Over-temperature protector; Automatic thermostat; Rheemglas tank lining and EverKleen self-cleaning device SIEMENS INDOOR LOAD CENTER (ELECTRICAL PANEL) 2019 APPLIANCES FRIGIDAIRE REFRIGERATOR M# FRT17G4W9 S# BA64414339 16.5 cu. ft. Top-Freezer Refrigerator; Refrigerator Section: 2 Sliding Glass Shelves; 2 Fixed White Door Bins with Gallon Storage; 1 Fixed White Door Rack; Clear Dairy Door; Clear Deli Drawer; 2 Clear Crispers; 2 Humidity Controls; Static Condenser GE RANGE: M# R B7872 HWWW S# ZG254922R Ceramic glass cooktop(White Patterned on Black Glass Ceramic); Ribbon heating elements; 5 CUBIC FOOT oven capacity; Audible Preheat Signal; Delay Bake Option; Delay Clean Option; Self-Clean Cool Down Time Display; SmartLogic Controls 1/2 HP MOEN GARBAGE DISPOSAL GE PROFILE DISHWASHER M# GSD5330D02WW (Triton Triclean Wash System) S# DA775785B TriClean wash system with 3 wash arms and six levels of wash; 100% triple water filtration with dual pumps and Piranha hard food disposer; 5 cycles , Hi-Temp Wash, Hi-Temp Rinse, Super upper rack with 2 cup shelves and super lower rack with 2 rows of fold down tines; QuietPower motor with QuietPower II Quiet Package ;Super capacity silverware basket with two cell covers. KENMORE (BY WHIRLPOOL) STACKED LAUNDRY CENTER M# 110.81432510 S

























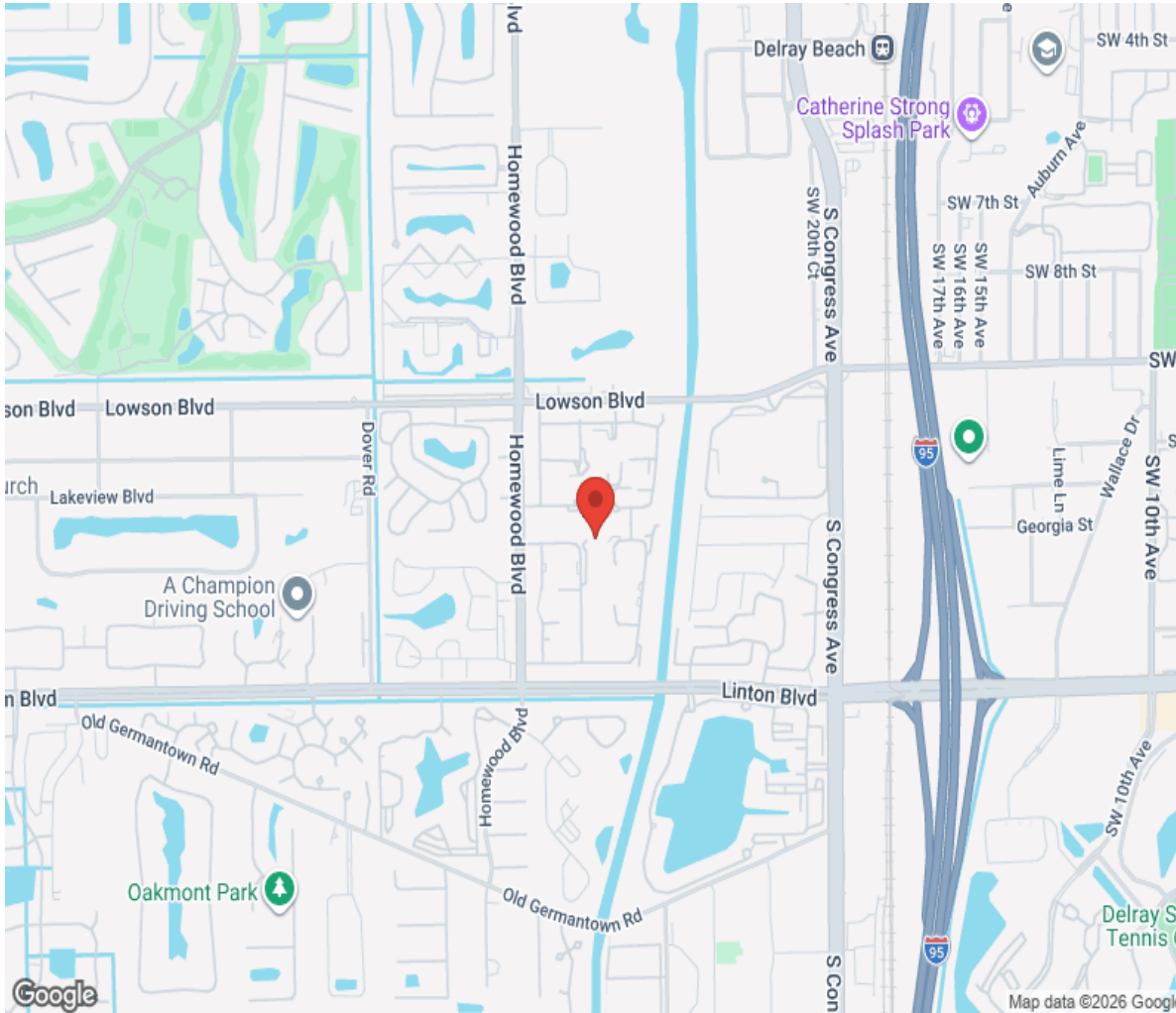








# Location



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INTERNATIONAL

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