

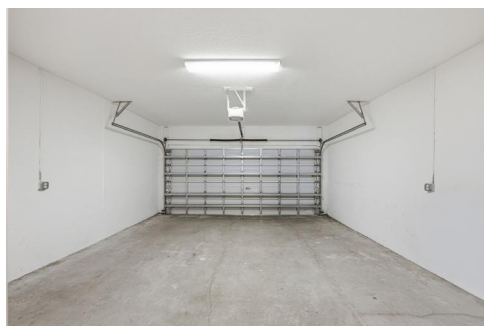
340 NW 33rd Lane  
Pompano Beach, FL 33069

COMMUNITY: Vantage at Palm Aire

MLS # R10804193

PRICE \$499,000

## Best Backyard on the Block



Single Family



2285 SQFT



3 Beds



2/1 Baths



2 Car

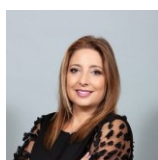


0.07 Acre

## PROPERTY DETAILS

BEST BACK YARD available! \$5,000 Credit at closing\*. Fabulous large private fenced backyard with turf & travertine, plus a Hot Springs Triumph saltwater spa for relaxing evenings. NO ROAD NOISE. Boardwalk 2 floor plan in this 2020 Gated Community. In pristine condition, it features 3 Beds, 2.5 baths, & a 2-car garage. Impact windows & doors, & tile flooring downstairs with upgraded, freshly steamed carpet upstairs. The kitchen includes 42" cabinets, granite counters, & plenty of storage. All upgraded closets. The primary suite offers dual sinks & a private balcony. RO system. HOA only \$430/month covers cable, high-speed wifi, water, trash, lawn, gated entry, & amenities. You only pay electric! Residents enjoy access to a community pool, tot lot, sidewalks & bike paths. No HOA application.

1640 SQFT is from Builders Floor Plan - attached. Excellent Commuter Location :Being near Florida's Turnpike and West



**Milva Skorish**

954-775-7538

[milva@milvasells.com](mailto:milva@milvasells.com)

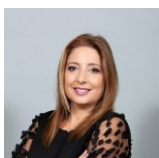
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details



Atlantic Boulevard is actually a major advantage for many buyers; ideal for commuters because they allow residents to reach major employment centers quickly. Key selling points: Quick access to Florida's Turnpike for commuting north or south. Easy connection to Interstate 95 and Sawgrass Expressway. Convenient travel to Fort Lauderdale-Hollywood International Airport. Direct routes to Downtown Fort Lauderdale, Boca Raton, and Miami. Nearby Lifestyle & Amenities: shopping & dining; Restaurants and retail along Atlantic Blvd corridor; Short drive to major shopping areas like Pompano Citi Centre; Beaches; About 20 minutes to Pompano Beach Pier and the Atlantic Ocean. Area Recreation: Parks, golf courses, and bike paths throughout the area. Close to water activities, boating, and fishing typical of South Florida coastal living. About the Builder: Home Dynamics Corporation is a South Florida-based home builder headquartered in Boca Raton that focuses on small, well-designed communities across Florida. Specializes in intimate communities rather than massive developments. Focuses on functional floor plans and value-oriented new construction. Known for modern layouts and efficient use of space. Builds communities throughout Florida including Central and South Florida. Built in 2020, meaning: Newer construction; newer roof; modern electrical; current hurricane standards; Impact windows and doors; Huge insurance and storm protection benefit in South Florida. HOA value: Low fee that covers internet, cable, water; landscaping; gated entry; pool; amenities; This is rare because many communities charge \$400-\$600 without including utilities. Rental flexibility :Rent after 1 year = attractive for investors or buyers who may relocate later. Private backyard: Townhome communities rarely offer large fenced yards, especially with: turf; travertine; spa;



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milva@milvasells.com  
<https://MilvaSells.com>





# VANTAGE

AT PALM AIRE

225 NW 33rd Lane, Pompano Beach, FL 33069 | 954-600-5225 |  [HOMEDYNAMICS.COM](http://HOMEDYNAMICS.COM)



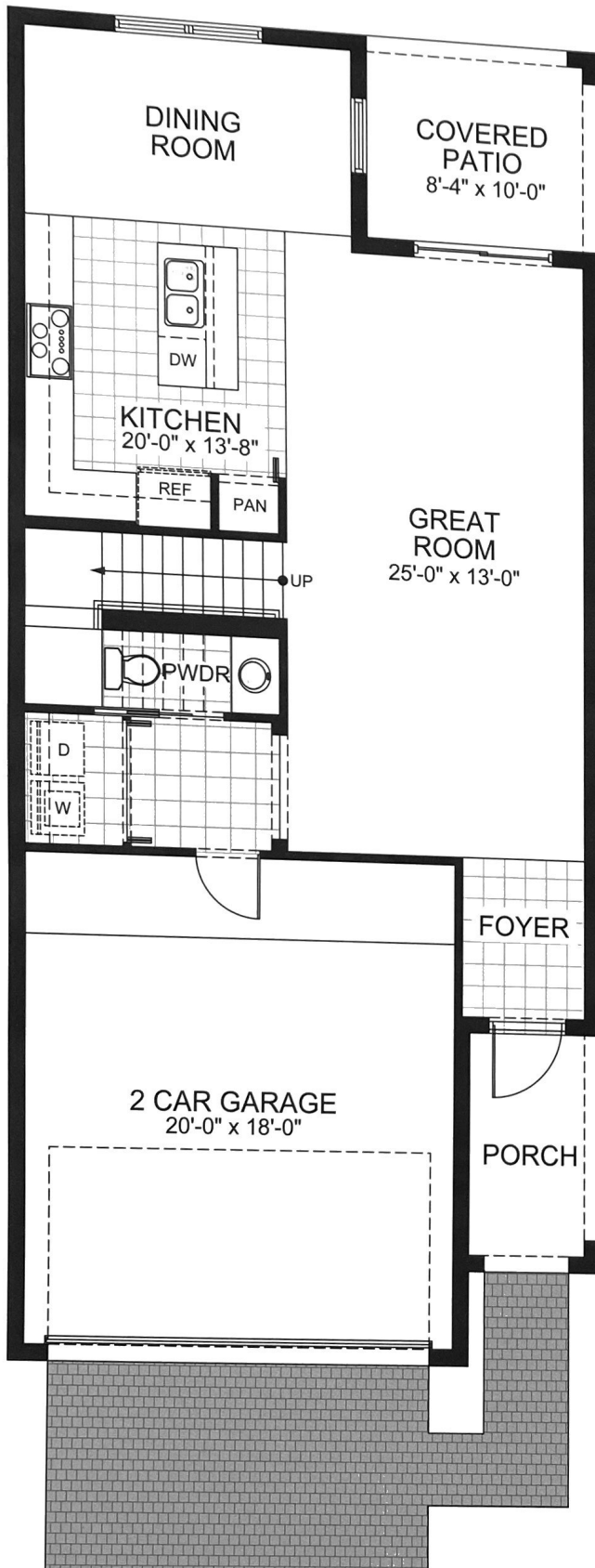
Elevation 1

**BOARDWALK 2** | 3 Bedrooms | 2.5 Baths | 2-Car Garage



Elevation 2

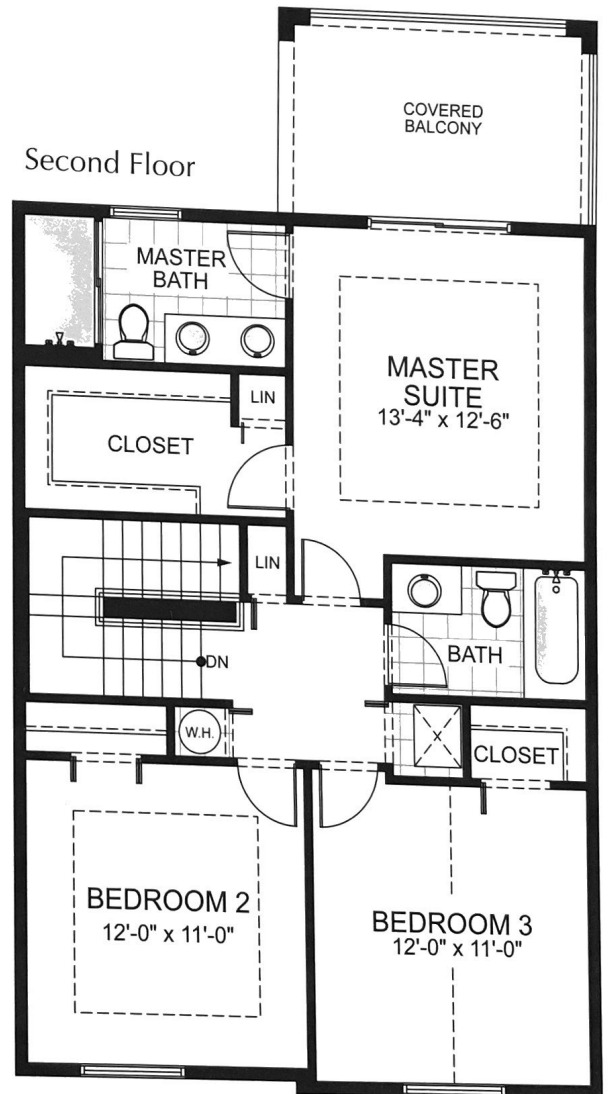
First Floor



BOARDWALK 2

- | 3 Bedrooms
- | 2.5 Baths
- | 2-Car Garage
- | A/C - 1,640 sq. ft.
- | Total - 2,285 sq. ft.

Second Floor



# FEATURES | AMENITIES

## OUTSIDE YOUR NEW HOME

- Fully sodded and designer-landscaped home sites
- Automatic sprinkler system
- Steel reinforced concrete foundation
- Termite soil treatment
- Stucco exterior with skip trowel finish and decorative bands
- Contemporary flat tile roofing
- Two hose bibs
- Designer-selected exterior color schemes
- Brick paver driveway and walkway
- Vented aluminum soffits
- 10-year structural warranty
- Weatherproof GFI electrical outlets
- Raised panel steel garage doors
- Insulated two-panel entry door
- Eight-foot front door entry
- Eight-foot sliding glass doors
- Elegant coach lights at garage
- Bronze electroplated aluminum window frames with screens
- Insulated low-E windows

## INSIDE YOUR NEW BATHROOM

- Granite vanity tops in all bathrooms
- Wood cabinetry (Birch or Maple)
- Dual vanities and sinks in master bathrooms
- 17" x 17" designer-selected ceramic floor tile
- 12" x 12" ceramic tile on shower walls
- Decorator lighting
- Roman tubs in master baths (E Model)
- Moen® faucets
- Elongated commodes
- Medicine cabinets in full bathrooms
- 42-inch high mirrors

## YOUR COMMUNITY FEATURES

- Gated entry
- Resort-style pool and cabana
- Tot lot



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## FEATURES | AMENITIES

### INSIDE YOUR NEW HOME

- 17" x 17" ceramic tile flooring in kitchen and foyer in choice of decorator-selected colors
- Nine-foot ceilings on first floor
- Light orange-peel finish on interior walls
- Knockdown textured ceilings
- Upgraded stain-resistant carpeting in choice of colors
- Upgraded 3/8-inch, six-pound rebond density padding
- Minimum 14-SEER high-efficiency central air conditioning and heating system with programmable thermostat
- Air conditioned laundry area with ceramic flooring
- Full-size Whirlpool® washer and dryer
- Pre-wired for security system
- Quick recovery 50-gallon water heater
- Coffered ceiling in all master bedrooms (per plan)
- Front-door chime
- Two-panel interior doors and upgraded thumb-latch handle set at entry door
- Two-panel bi-fold doors on closets
- Walk-in closets in all master bedrooms with A/C vents
- Ventilated vinyl-clad shelving in all closets
- Energy-efficient R-30 ceiling insulation
- Decorative baseboards throughout

- Smoke detectors
- Marble windowsills
- Pre-wired for cable in all bedrooms and family room
- Pre-wired for Cat 5 telephone in kitchen and bedrooms
- Pre-wired for ceiling fans in all bedrooms and living rooms
- Decora-style rocker switches
- Oil-rubbed bronze decorative set interior door hardware
- Bronze handle set with deadbolt

### INSIDE YOUR NEW KITCHEN

- Gorgeous granite countertops with undermount stainless steel sink
- Wood kitchen cabinetry (Birch or Maple) with 42-inch uppers
- Whirlpool® energy-efficient appliance package in white or black, including washer and dryer
- Smooth-top range with self-cleaning oven
- Microwave oven
- 22-cubic-foot, side-by-side refrigerator/freezer
- Multi-cycle dishwasher
- Garbage disposal
- Moen® kitchen faucet with side sprayer
- 17" x 17" ceramic tile flooring
- Spacious pantry (per plan)
- Breakfast nook (per plan)



VANTAGE

AT PALM AIRE



**VANTAGE**  
AT PALM AIRE

Home Dynamics brings creative flourishes to six innovative home designs in Vantage at Palm Aire, where homebuyers enjoy nearly 250 days of sunshine amid hundreds of acres of spectacular greenspace just miles from Atlantic Coast beaches.

Home Dynamics' practical, thoughtful and stylish floor plans enhance the extraordinary value of Pompano Beach, where outdoors enthusiasts, die-hard shoppers, gourmet-dining aficionados and flip-flops leisure-seekers enjoy the best of South Florida.

Award-winning Home Dynamics Corp., once named No. 1 in South Florida Business Journal's list of "South Florida's 40 Fastest-Growing Companies," earned that recognition through their reputation as dedicated homebuilders. With quality building expertise, unmatched value and superior locations in intimate communities throughout Florida, they have been providing the finest homebuying experience since 1994.

 [HOMEDYNAMICS.COM](http://HOMEDYNAMICS.COM)

