



9513 ST GERMAIN DRIVE, PALM BEACH GARDENS, FL, UNITED STATES, 33412

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Ready now! Welcome to the newly built Riley floorplan, located in the gated community of L'Ambiance at Avenir. This spacious and elegantly designed home features 3 Bedrooms, 3.5 Bathrooms, a Flex Room, Great Room, Dining Room, Covered Lanai, and a 2-Car garage. Ideally positioned near the neighborhood entrance, mail kiosk, and the future Great Egret [...]

\$1,199,990

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2586 sq ft



Amenities



Features: Cooking Island, Den/Library/Office, First Floor Entry, Great Room, Laundry Tub, Other, Walk-In Closet(s)

Amenities: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

WindowFeatures: Other Windows

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Smoke Alarm, Smoke Detector(s), Smoke Detector

CommunityFeatures: Mandatory Hoa, Paved Road, Pool, Sidewalks

PoolFeatures: Community

GarageYN: Yes

Cooling System: Yes

FireplaceYN: No

Rooms

Room type	Dimensions	Area	Length	Width
Other Room	19.1 x 11.4	217.74	19.1	11.4
ThirdBedroom	11.8 x 11.2	132.16	11.8	11.2
Grt Rm	22.5 x 19.8	445.5	22.5	19.8
Kitchen	11.1 x 17.39	193.029	11.1	17.39
Other Room	17.39 x 12.4	215.636	17.39	12.4
PrimaryBedroom	15.8 x 15.2	240.16	15.8	15.2
DiningRoom	11.1 x 13.5	149.85	11.1	13.5
SecondBedroom	12.4 x 11.1	137.64	12.4	11.1



Building Details

Cooling features: Central Air

ArchitecturalStyle: Other, One Story

Exterior material: CBS Construction, Slab Construction

Heating: Central

Year built: 2025

NewConstructionYN: Yes

Roof: Concrete

Parking: 2 Or More Spaces, Driveway, Parking Garage

