



\$1,199,990

9513 ST GERMAIN DRIVE, PALM BEACH GARDENS FL 33412

<https://equinoxrealtyinc.com>

*****New Construction**** Move in ready. Welcome to the newly built Riley floorplan by Kolter Homes, 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 [...]

- 3 beds
- 3 baths
- Residential
- Houses for sale in West Palm Beach, FL, Single Family Residence
- Active
- 2586 sq ft



Amenities



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

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

PoolFeatures: Community

GarageYN: Yes

Cooling System: Yes

FireplaceYN: No

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

CommunityFeatures: Pool, Sidewalks

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Rooms

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



Building Details

Cooling features: Central Air

ArchitecturalStyle: One Story

NewConstructionYN: Yes

Exterior material: CBS Construction, Slab Construction

Heating: Central

Year built: 2025

ParkingTotal: 2

Building Name: L'Ambiance at Avenir

Roof: Concrete

Parking: 2 Or More Spaces, Driveway, Parking Garage

