



A11937741 SEFMLS © 2026



**Price: \$105,000**

**MLS Number: A11937741**

**Condo / Town Home**

**2951 NW 46th Ave Unit 306, Lauderdale Lakes, Florida 33313 USA**

**Beds: 1**

**Baths: 1**

**Half Baths: 1**

**Living Area: 768**

**Unit: 306**

**HOA Fees: \$361**

**Year Built: 1973**

**Community: LAUDERDALE OAKS CONDO XIV**

**Subdivision: LAUDERDALE OAKS CONDO XIV**

**Elementary School: Castle Hill**

**Junior High: Parkway Middle**

**High School: Boyd H Anderson**

## ABOUT THIS PROPERTY

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Price Reduced â€“ Seller Motivated! Low HOA fees set the tone for this exceptionally updated and well-maintained residence improved throughout, offering comfort, style, and peace of mind. Recent updates include a remodeled primary bathroom, new paint in every room. Major systems have been upgraded as well, with a 2020 A/C and a 2021 water heater. Enjoy serene calm community, residents benefit from a wealth of amenities including a clubhouse, heated pool, fitness center, billiard room, library, beaches, this home is perfect as a primary residence or seasonal retreat. With low HOA fees and a vibrant, welcoming community.

# PROPERTY LOCATION

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Image



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