



**Price: \$679,500**

**MLS Number: A11984955**

**Condo / Town Home**

**7637 S Blue Spring Dr Unit 7637, Parkland, Florida 33067 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,724**

**Unit: 7637**

**HOA Fees: \$2,967**

**Waterfront: YES**

**Year Built: 2022**

**Community: \*FALLS\***

**Subdivision: \*FALLS\***

## ABOUT THIS PROPERTY

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Priced to sell. Welcome to the Falls At Parkland, a unique 55+ community of only 106 villas. Enter through the upgraded glass front door, and enjoy the lovely lakeview, which was a builder premium. This home boasts a neutral pallet, over \$40k in upgrades and additional Seller added extras. Impact doors, windows and sliders. Gourmet kitchen, 42 inch cabinetry, granite, led lights above and below cabinets, subway tile backsplash, electronic shades, plantation shutters, split 3/2, with 3rd bedroom being a flex, use for bedroom/office/den, doors for added privacy. Laundry room has custom cabinets and sink. upgraded washer and dryer with pedestals. Gas Range/Oven/Water Heater. All this plus a fabulous clubhouse and cafe where you can relax, swim, exercise, & enjoy activities. This is a must see.

# PROPERTY LOCATION

Image



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