



**Price: \$325,000**

**MLS Number: A11994774**

**Condo / Town Home**

**3615 Citrus Trce Unit 4, Davie, Florida 33328 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,358**

**Unit: 4**

**HOA Fees: \$499**

**Year Built: 1973**

**Community: ISLA MERITA CONDOMINIUM I**

**Subdivision: ISLA MERITA CONDOMINIUM I**

**Elementary School: Silver Ridge**

**Junior High: Indian Ridge**

**High School: Western**

## ABOUT THIS PROPERTY

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Discover this move-in ready 2-bedroom, 2-bath condo in the heart of Davie, offering the perfect blend of style, comfort, and convenience. Updated kitchen and bathrooms pair beautifully with sleek flooring throughout, while custom closet organizers maximize everyday storage. A versatile den/laundry room adds flexible space for a home office, gym, or additional storage. Enjoy peaceful moments on the screened patio—ideal for morning coffee or evening relaxation. Includes 2 assigned parking spaces. Prime location off Pine Island Road, just minutes to Nova Southeastern University, shopping, dining, and major roadways. Owner-occupant buyers required for the first year.

# PROPERTY LOCATION

Image



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