





Price: \$425,000		MLS Number: A12039632		Condo / Town Home	
2641 N Flamingo Rd Unit 304N, Sunrise, Florida 33323 USA					
Beds: 3		Baths: 2		Living Area: 1,500	
Unit: 304N		HOA Fees: \$1,440		Year Built: 2009	
Community: TAO SAWGRASS CONDOMINIUM			Subdivision: TAO SAWGRASS CONDOMINIUM		
Elementary School: Sawgrass			Junior High: Bair		
High School: Plantation High					

ABOUT THIS PROPERTY

INVESTOR OPPORTUNITY â€” APPROX. 6% ROI! Rare opportunity to own a pristine income-producing residence in the pr and is available exclusively for investors. The seller wishes to remain in the property after closing and become your tenant, p desirable split-bedroom floor plan, full impact glass, and abundant natural light throughout. The upgraded kitchen showcases large walk-in closet and ensuite bath. Additional highlights include two assigned parking spaces, full-size washer and dryer, c pool, fitness center, sauna, tennis courts, clubhouse, business center, and 24-hour security. Pet-friendly luxury community. I drive from Fort Lauderdale International Airport. Investor-only sale. Seller to remain as tenant after closing. Contact listing ag



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