



A12050620 SEFMLS© 2026



Price: \$148,000		MLS Number: A12050620		Condo / Town Home	
4354 NW 9TH AVE Unit 13-2C, Deerfield Beach, Florida 33064 USA					
Beds: 2		Baths: 2		Living Area: 1,290	
Unit: 13-2C		HOA Fees: \$544		Year Built: 1975	
Community: HERITAGE CIRCLE CONDO			Subdivision: HERITAGE CIRCLE CONDO		

ABOUT THIS PROPERTY

Heritage Circle condominium offers a peaceful, well-equipped residential environment in the Pompano Beach / Deerfield Beach area, suitable for both long-term living and investment. Unit 13-2C is located in the adjacent building within the same complex, under the registered address 4354 NW 9th Ave, Apt 13-2C.

Condominium Overview (Heritage Circle) Built mostly around 1987, this complex features 3 to 4 block buildings equipped with elevators. Amenities: Includes a clubhouse, community pool, modern fitness center, sauna, and barbecue/picnic area. Association Services (HOA): The monthly fee covers common area maintenance, roof repairs, trash removal, sewer, pest control, and access to all recreational facilities. Location: Easily accessible, located very close to I-95, the Turnpike, shopping centers like Costco, and just 15 minutes away from the beach.

Unit 13-2C Specific Details Layout: Features 2 bedrooms and 2 bathrooms. Space: Offers a total living area of 1,290 square feet (approx. 120 square meters), making it one of the largest floor plans in the complex. Floor Level: Located on the second floor (Level 2), providing convenient access via the elevator. Interior Features: Includes air conditioning, a screened balcony with courtyard views, and spacious walk-in closets. Parking: Includes one assigned space and multiple guest parking spots.

PROPERTY
LOCATION



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