





Price: \$395,000			MLS Number: A12055976			Condo / Town Home		
6870 NW 30th Ave, Fort Lauderdale, Florida 33309 USA								
Beds: 2			Baths: 1			Half Baths: 1		
Living Area: 1,152			HOA Fees: \$105			Year Built: 1978		
Community: PALM-AIRE VILLAGE SECTION					Subdivision: PALM-AIRE VILLAGE SECTION			
Elementary School: Cypress					Junior High: Lauderdale Lks			
High School: Northeast								

ABOUT THIS PROPERTY

Ask about 100% financing (NO down payment) w/ preferred lender, making this a no-brainer purchase! Welcome to 6870 NV setting. Shed dormer windows brighten the loft, etched-glass sliders enhance the primary suite, and a rare sunken conversational sliders connect indoor and outdoor living. HOA is only \$35/month! The open layout features a renovated kitchen, updated bathroom and closet. Outside, enjoy a fenced backyard, storage shed, two-car driveway and access to an HOA-maintained gated community. New plumbing lines; impact windows and door in 2025; tankless water heater in 2018; professionally maintained 2017 HVAC system; subterranean treatment completed in 2020 with documentation and warranty available. Accordion and aluminum-panel shutters. Close to Turnpike, Fort Lauderdale Executive Airport, shopping, dining and entertainment.

PROPERTY
LOCATION



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