



Price: \$399,000

MLS Number: F10464398

Condo / Town Home

2851 S Ocean Blvd Unit 6-F, Boca Raton, Florida 33432 USA

Beds: 2

Baths: 2

Taxes: \$3,054

Living Area: 1,230

Unit: 6-F

HOA Fees: \$1,174

Year Built: 1980

Community: PATRICIAN CONDOMINIUM

Subdivision: PATRICIAN CONDOMINIUM

ABOUT THIS PROPERTY

PRICE IMPROVEMENT for fast sale! Peace of Mind! Building passed city safety inspections! Clean bill of health, no assessments upcoming or planned!, ideal for buyers seeking a fast sale and endless potential for personalization. Improvements: Brand new impact windows for enhanced safety & energy efficiency, freshly painted interiors & new carpet throughout, laminated flooring in kitchen area, paired with an existing kitchen setup ready for your modern update. Customization Opportunity: Second bathroom is currently missing vanity & mirror, offering you a blank canvas to design according to your own style. Property represents a fantastic opportunity and walking to beach with immediate move-in potential while also allowing you the flexibility to upgrade & tailor the spaces to your taste.

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool, Extra Storage Available
Energy:	Storm Windows
Exterior:	Balcony
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Dishwasher, Refrigerator, Trash Compactor
Interior:	Walk-in Closet(s)
Rooms:	Living/dining Room Combination, Eat in Kitchen
Scenery:	Garden View
Style:	Highrise

PROPERTY
LOCATION



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