



**Price: \$180,000**

**MLS Number: F10480701**

**Condo / Town Home**

**4270 NW 40th St Unit 211, Lauderdale Lakes, Florida 33319 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$2,586**

**Living Area: 1,150**

**Unit: 211**

**HOA Fees: \$573**

**Year Built: 1973**

**Community: Garnet Condo**

**Subdivision: Garnet Condo**

# ABOUT THIS PROPERTY

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Welcome to Garnet Condo, a vibrant 55+ community! This spacious 2-bedroom, 2-bathroom second-floor unit features large bedrooms, a generous living room, a dining area, and fully tiled floors. This unit has had many upgrades including new AC. Enjoy the tiled patio with hurricane shutters for added peace of mind. Conveniently located near shopping and dining. No rentals allowed, ensuring a peaceful environment. Perfect for those seeking an active lifestyle with low-maintenance living in a welcoming community. Don't wait"make this your new home today!

## FEATURES

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|             |                                                         |
|-------------|---------------------------------------------------------|
| Community:  | Community Clubhouse(s), Community In-door Swimming Pool |
| Exterior:   | Balcony                                                 |
| Flooring:   | Tile Flooring                                           |
| General:    | Housing for Older Persons                               |
| Heat/Cool:  | Central Air Conditioning                                |
| Inclusions: | Microwave Oven, Disposal, Dishwasher, Refrigerator      |
| Interior:   | Pantry, Ceiling Fan(s), Walk-in Closet(s)               |
| Rooms:      | Formal Dining Room, Living/dining Room Combination      |
| Scenery:    | Garden View                                             |

PROPERTY  
LOCATION

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