



Price: \$89,900

MLS Number: F10490412

Condo / Town Home

2201 NW 41st Ave Unit 405, Lauderhill, Florida 33313 USA

Beds: 2

Baths: 2

Taxes: \$2,648

Living Area: 975

Unit: 405

HOA Fees: \$337

Year Built: 1974

Community: Cypress Tree Building

Subdivision: Cypress Tree Building

ABOUT THIS
PROPERTY

4TH FLOOR CONDO PRICED TO SELL! THIS SPACIOUS UNIT FEATURES 2 BEDROOMS & 2 FULL BATHROOMS, TILED FLOORS THROUGHOUT, UPDATED APPLIANCES, WALK IN CLOSETS, ENCLOSED PATIO & MORE. QUIET, WELL-MAINTAINED BUILDING WITH ELEVATOR, LAUNDRY FACILITIES, POOL & SECURED LOBBY WITH 2 ENTRANCES. CONVENIENTLY LOCATED NEAR SCHOOLS, PARKS, SHOPPING & MAJOR HIGHWAYS. BEING SOLD AS IS. NO RENTALS ALLOWED AS PER THE ASSOCIATION. ADDITIONALLY IT IS FINANCIABLE BY LENDERS WITH BUYER PUTTING 25% DOWNPAYMENT DUE TO LACK OF RESERVES BY THE ASSOCIATION. SPECIAL ASSESEEMENT MONTHLY PAYMENT IS \$301.68 OVER FIVE YEARS AND THE SELLER IS WILLING TO SPLIT THE COST OF THE ASSESSMENT WITH A FULL PRICE OFFER.

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool, Community Childrens Play Area'
Exterior:	Patio
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Dishwasher, Refrigerator
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Scenery:	Garden View

PROPERTY
LOCATION



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