



Price: \$329,900

MLS Number: F10493195

Condo / Town Home

2681 N Flamingo Rd Unit 503S, Sunrise, Florida 33323 USA

Beds: 2

Baths: 2

Taxes: \$5,191

Living Area: 1,165

Unit: 503S

HOA Fees: \$1,108

Waterfront: YES

Year Built: 2009

Community: TAO SAWGRASS CONDOMINIUM

Subdivision: TAO SAWGRASS CONDOMINIUM

ABOUT THIS
PROPERTY

8% REDUCTION IN HOA FEE FOR 2026. Stunning 2 bed, 2 bath condo in investor-friendly TAO at Sawgrass offering 1,165 sqft and over \$30k in recent upgrades. Features a sleek kitchen with new Samsung Bespoke appliances & backsplash, bright living area with natural light and a private balcony with impact windows and serene lake views. The primary suite includes walk-in closets and a private bath with separate tub, shower & dual sinks. Brand-new washer/dryer in unit. TAO amenities include a 24-hour concierge, pool, fitness center, tennis, sauna & more, all near Sawgrass Mills with easy access to I-75 & 595. Two parking spaces included (\$15k value). Can be rented immediately.

FEATURES

Community:	Community In-door Swimming Pool, Picnic Area(s), Community Tennis Court(s)
Exterior:	Balcony
Flooring:	Tile Flooring, Hardwood Floors
General:	Elevator(s)
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Walk-in Closet(s)
Recreation:	Tennis Court
Rooms:	Living/dining Room Combination
Scenery:	Lake View, Lake Frontage

PROPERTY
LOCATION



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