



Price: \$215,000

MLS Number: F10496779

Condo / Town Home

106 Lake Emerald Dr Unit 315, Oakland Park, Florida 33309 USA

Beds: 2

Baths: 2

Taxes: \$5,281

Living Area: 1,300

Unit: 315

HOA Fees: \$956

Year Built: 1981

Community: Lake Emerald

Subdivision: Lake Emerald

ABOUT THIS PROPERTY

Rarely available, corner unit in secure bldg w/ largest floorplan & patio on complex. Updates needed but priced accordingly. Living/Dining areas & Bedrooms all w/ access to brand new 32 ft screened patio. Kitchen is huge w/ eat-in availability. W/D hook up. Ample closet space. Internet & premium cable, w/ DVR service included in hoa fee. Pet friendly,centrally located, resort style complex offers 3 pools & hot tubs,sauna,gym,tennis/pickleball & basketball. 168 acre lake allows kayaking,paddleboarding,sailing etc. EZ access to main rds & hwys, just 10/15 minutes from beaches,downtown Las Olas & Wilton Dr. Live on vacation year round. W/ nearby homes at \$1m+, prices are expected to climb once 40 yr recertification is complete by end of the year. \$46k assessment paid by seller at closing.

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Community Spa(s), Community Tennis Court(s)
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Disposal, Dishwasher, Refrigerator, Clothes Dryer
Rooms:	Living/dining Room Combination, Library, Eat in Kitchen

PROPERTY
LOCATION



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