



Price: \$350,000

MLS Number: F10500635

Condo / Town Home

3303 Merrick Ln Unit 1002, Margate, Florida 33063 USA

Beds: 3

Baths: 2

Half Baths: 1

Taxes: \$1,952

Living Area: 1,536

Unit: 1002

Lot Square Feet: 1,536

HOA Fees: \$440

Year Built: 2004

Community: Merrick Preserve

Subdivision: Merrick Preserve

Elementary School: Liberty (Broward)

Junior High: Margate Middle

High School: Monarch

ABOUT THIS PROPERTY

Low down payment options available! An incredible opportunity to own this spacious 2 story townhome in the gated community of Merrick Preserve, this property is located in a Prime located within minutes of the coconut creek promenade, walking distance to Seminole Coconut Creek casino and situated next to an excellent shopping plaza with world-renown dining/restaurants. This townhome was built in 2004 and the property features a new roof 2024 (Seller paid roof assessment in full) it also has a newer A/C (2020) tankless water heater & new kitchen appliances.

FEATURES

Exterior:	Porch
Fencing:	Fenced
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Rooms:	Breakfast Area, Eat in Kitchen
Scenery:	Garden View
Style:	Spanish

PROPERTY
LOCATION



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