



Price: \$195,000

MLS Number: F10508229

Condo / Town Home

109 Lake Emerald Dr Unit 204, Oakland Park, Florida 33309 USA

Beds: 2

Baths: 2

Taxes: \$4,248

Living Area: 920

Unit: 204

HOA Fees: \$822

Waterfront: YES

Year Built: 1981

Community: Lake Emerald

Subdivision: Lake Emerald

ABOUT THIS PROPERTY

BEAUTIFUL WATERFRONT PROPERTY, TENANT LEASE EXPIRES 5 2026. EASY RENTAL, WITH SPLIT 2 BED 2 BATH, SHOWER & TUB, WALK-IN CLOSET, NEW AC AND WATER HEATER, OPEN KITCHEN WITH GRANITE COUNTERTOP OVERLOOKING LARGE LAKE, UNPARRALEDLED SUNSETS, WILDLIFE. TILE THROUGHOUT, NEW SCREENED BALCONY, NEW ROOF, GATED RESORT LIFESTYLE. 3 HEATED POOLS, HOT TUBS, SAUNAS, GYM, LIBRARY, CLUBHOUSE, 2 LIGHTED TENNIS & PICKELBALL COURTS, BOATING, BBQ GRILL. ASSN DUES INCL CABLE, INTERNET, WATER. CLOSE TO WILTON MANORS, LAS OLAS, SHOPS, BEACHES, I95, TURNPIKE, PET FRIENDLY, PADDLEBOARD STORAGE, 24-HOUR MANNED GUARD GATE, RESORT-STYLE COMMUNITY WITH SOCIAL ACTIVITIES & PARTIES. BEACH LIVING FEEL, LONG WALKING PATH AROUND LAKE. NEW ROOF 2025 AND BULIDING NEWLY PAINTED, WILL BE RECERTIFIED IN NEXT 60 DAYS.

FEATURES

Community:	Community Laundry Facilities, Pool Table(s), Community Clubhouse(s), Handball, Community In-door Swimming Pool, Picnic Area(s), Community Spa(s), Community Tennis Court(s)
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator
Interior:	Pantry, Ceiling Fan(s), Walk-in Closet(s)
Recreation:	Tennis Court
Rooms:	Living/dining Room Combination
Scenery:	Lake View, Lake Frontage

PROPERTY
LOCATION



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