



Price: \$259,000

MLS Number: F10512507

Condo / Town Home

3300 NE 36th St Unit 302, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$4,677

Living Area: 1,120

Unit: 302

HOA Fees: \$811

Waterfront: YES

Year Built: 1965

Community: Coral Ridge Towers East

Subdivision: Coral Ridge Towers East

Elementary School: Oakland Park

Junior High: Sunrise

High School: Fort Lauderdale

ABOUT THIS PROPERTY

ALL ASSESSMENTS PAID, FULLY FUNDING RESERVES. North facing unit brings in the sun but not the heat. Large and bright ceramic tiles allow light to bounce into every room, brightening your day. Kitchen features granite countertops, tray ceiling, low cost LED lighting and plenty of cabinet space. Nicely updated bathrooms and beautiful tile work in the primary bath. Clever floor plan includes numerous closets and a walk-in closet. 55+ resort style community with pool, fitness center, 24/7 security, bocce ball court on 5 lushly landscaped acres. IntraCoastal clubhouse with new dock and freshly raised seawall. Paradise close to everything. Building requires: one buyer to be age 55 or over, min 700 credit score, min \$77,856 annual income, Cash only, no renting.

FEATURES

Community:	Community In-door Swimming Pool, Picnic Area(s), Extra Storage Available
Energy:	Storm Windows
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s), Housing for Older Persons
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Rooms:	Living/dining Room Combination, Library, Eat in Kitchen
Scenery:	Intra-coastal, Garden View
Style:	Highrise

PROPERTY
LOCATION



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