



Price: \$179,000

MLS Number: F10519615

Condo / Town Home

131 SE 3rd Ave Unit 401, Dania Beach, Florida 33004 USA

Beds: 2

Baths: 2

Taxes: \$4,535

Living Area: 1,190

Unit: 401

HOA Fees: \$1,919

Waterfront: YES

Year Built: 1980

Community: Meadowbrook Lakes

Subdivision: Meadowbrook Lakes

ABOUT THIS PROPERTY

Wake up to stunning lake views in this oversized 1,100+ sq ft 2BR/2BA corner unit at Meadowbrook Lakes, a sought-after 55+ Dania Beach community. Corner layout offers rare windows in both bedrooms for abundant natural light. New hurricane-impact windows (Mar 2024) & roll-down balcony shutters for added protection. Relax on the screened balcony overlooking serene water, steps from the pool, clubhouse, elevator, laundry & storage. Enjoy a well-maintained neighborhood with resort-style amenities including pools, shuffleboard & social rooms. Prime location minutes to Hollywood Beach, Dania Pointe, dining, shopping & FLL Airport.. Building passed 40-year recertification in 2021. Move-in ready with immediate rental potential—ideal for investors or a low-maintenance coastal lifestyle!

FEATURES

Community:	Community Laundry Facilities, Community Clubhouse(s), Community In-door Swimming Pool
Flooring:	Tile Flooring
General:	Elevator(s), Housing for Older Persons
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Dishwasher, Refrigerator
Scenery:	Lake View, Lake Frontage

PROPERTY
LOCATION



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