



Price: \$312,000

MLS Number: F10520375

Condo / Town Home

3264 Carambola Cir Unit 3264, Coconut Creek, Florida 33066 USA

Beds: 2

Baths: 2

Taxes: \$5,998

Living Area: 1,484

Unit: 3264

HOA Fees: \$2,100

Waterfront: YES

Year Built: 1983

Community: GINGER TREE

Subdivision: GINGER TREE

ABOUT THIS PROPERTY

2BD/2BA + DEN in The Township, beautifully updated and move-in ready. Seller is very motivated and will consider up to 1 year of HOA paid and up to 3% toward buyer closing costs with an acceptable offer—a powerful savings opportunity. ROOF replaced ~2 months ago by the association. Insurance may be more favorable as the HOA provides exterior building insurance (buyer to verify coverages/premiums). Enjoy vaulted ceilings, tile in main areas, luxury vinyl in bedrooms, and a fully remodeled kitchen with custom cabinets, upgraded lighting, and stainless-steel appliances. Den = perfect flex space (office/guest/hobby). Family room overlooks peaceful lake views. Spacious primary suite with renovated bath and generous closets. Township amenities: pools, tennis, fitness center, clubhouse.

FEATURES

Community:	Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Childrens Play Area', Community Tennis Court(s)
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Rooms:	Breakfast Area, Eat in Kitchen
Scenery:	Lake View, Lake Frontage
Style:	Split-level

PROPERTY
LOCATION



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