



Price: \$299,777

MLS Number: F10530762

Condo / Town Home

7711 Sanibel Dr, Tamarac, Florida 33321 USA

Beds: 2

Baths: 2

Half Baths: 1

Taxes: \$6,017

Living Area: 1,110

Lot Square Feet: 1,110

HOA Fees: \$314

Year Built: 1994

Community: Sanibel

Subdivision: Sanibel

ABOUT THIS PROPERTY

This is a MUST SEE and extremely well-priced 2/2.5 townhouse in Sanibel located in Western Broward. While this home is ready for your personal touches it provides the Buyer with three advantages. 1. You can remodel to yor own taste 2. you'll save money annually with lower property taxes from a lower selling price and 3. You have NO rear neighbors allowing for extra privacy. Just minutes from the Sawgrass, turnpike and I-75. Sanibel features gas appliances which help to reduce FPL costs. Two large bedrooms are on the second floor, each with a bath, and comfortable living area on the the first floor. Assigned parking, LOW HOA FEES and a large storage room are just more reasons to make this the place to call your own. THE SELLER WILL NOT ENTERTAIN LOWBALL OFFERS!

FEATURES

Community:	Community In-door Swimming Pool
Exterior:	Patio
Heat/Cool:	Central Air Conditioning, Natural Gas Water Heater
Inclusions:	Gas Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Pantry
Recreation:	Tennis Court
Rooms:	Living/dining Room Combination, Foyer
Scenery:	Garden View
Utilities:	Natural Gas Service Available

PROPERTY
LOCATION



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