



Price: \$259,000

MLS Number: F10534568

Condo / Town Home

3303 Aruba Way Unit D-3, Coconut Creek, Florida 33066 USA

Beds: 2

Baths: 2

Taxes: \$4,195

Living Area: 1,360

Unit: D-3

HOA Fees: \$732

Waterfront: YES

Year Built: 1983

Community: WYNMOOR

Subdivision: WYNMOOR

ABOUT THIS PROPERTY

EXPANSIVE GOLF/WATER/CLUBHOUSE VIEW from this Large LUXURY MODEL with WASHER/DRYER INSIDE, 2020 A/C Plus TILE ON THE DIAGONAL and LAMINATE FLOORING (No Carpet). TURN-KEY FURNISHED with a MODERN REMODEL Including OPEN KITCHEN DESIGN with STAINLESS STEEL APPLIANCES, Light WOOD Cabinetry, GRANITE and CRAFTED Ceiling with HIGH-HAT LIGHTING Plus RENOVATED BATHROOMS. NEW Village Pool with BBQ's, NEW Elevator, NEW Roof, NEW Mansard, NEW Parking Lot Pavement. LOUVER FRONT DOOR and CEILING FANS for those Breezy Days. ASSOCIATION REQUIRES ONE OCCUPANT 55+ WITH 20% DOWN AND Reasonable 30% INCOME FORMULA Plus a CREDIT SCORE OF 700 and \$500 REFUNDABLE MOVE-IN FEE. Information Deemed Reliable but, Not Guaranteed.

FEATURES

Community:	Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Spa(s), Community Tennis Court(s), Courtesy Bus
Exterior:	Patio
Flooring:	Tile Flooring
General:	Housing for Older Persons
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Pantry, Walk-in Closet(s)
Rooms:	Living/dining Room Combination, Foyer, Eat in Kitchen
Scenery:	Lake View, Lake Frontage, Waterview
Style:	Highrise

PROPERTY
LOCATION



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