



Price: \$149,000

MLS Number: F10536388

Condo / Town Home

7301 NW 1st St Unit 206, Margate, Florida 33063 USA

Beds: 2

Baths: 2

Taxes: \$513

Living Area: 1,100

Unit: 206

HOA Fees: \$2,279

Waterfront: YES

Year Built: 1980

Community: PALM LAKES

Subdivision: PALM LAKES

ABOUT THIS
PROPERTY

CHARMING 2 BEDROOM 2 BATH CONDO IN PRESTIGIOUS PALM LAKES. SPACIOUS ENCLOSED FLORIDA ROOM FOR EXTRA SQ FOOTAGE OR JUST TO RELAX AND ENJOY THE BEAUTIFUL VIEWS! LAMINATE FLOORING IN LIVING AREAS. BRAND NEW AIR CONDITIONER. WASHER AND DRYER IN UNIT. WALK IN CLOSET IN MASTER BEDROOM. FURNITURE NEGOTIABLE. EXTRA STORAGE UNIT INCLUDED. THIS IS A PET FRIENDLY COMMUNITY WHICH ALLOWS 2 SMALL PETS UNDER 20 LBS. EACH. ASSOCIATION STATES 55+ COMMUNITY, REQUIRES 650+ CREDIT SCORE AND \$40,000 INCOME. ACTIVE CLUBHOUSE FEATURES 2 POOLS, TENNIS COURT, SAUNA, BILLIARDS, EXERCISE FACILITY PLUS MORE. MUST OWN 1 YEAR BEFORE LEASING. WALKING DISTANCE TO NEV PUBLIX, WALGREENS, BANK, RESTAURANTS AND TRANSPORTATION.

FEATURES

Community:	Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Community Spa(s), Community Tennis Court(s), Extra Storage Available
Flooring:	Tile Flooring
General:	Housing for Older Persons
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s)
Rooms:	Living/dining Room Combination, Eat in Kitchen
Scenery:	Lake View, Lake Frontage

PROPERTY
LOCATION



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