



Price: \$310,000

MLS Number: F10537376

Condo / Town Home

3246 Carambola Cir Unit 3246, Pompano Beach, Florida 33066 USA

Beds: 2

Baths: 2

Taxes: \$2,048

Living Area: 1,484

Unit: 3246

HOA Fees: \$733

Waterfront: YES

Year Built: 1983

Community: Tartan Coconut Creek Phas

Subdivision: Tartan Coconut Creek Phas

Elementary School: Coconut Creek

Junior High: Lyons Creek

High School: Monarch

ABOUT THIS PROPERTY

****MOTIVATED SELLER****MAKE AN OFFER! Wonderful Opportunity. Welcome to this charming 2-bedroom, 2-bathroom villa nestled in the heart of Ginger Tree Village, part of the highly sought-after Township of Coconut Creek. Step inside and be greeted by soaring ceilings that create an airy & open feel throughout the home. Enjoy tranquil lake views from your air-conditioned patio – the perfect spot to relax with a book or your morning coffee. The spacious primary bedroom features a generous walk-in closet, while the laundry area offers ample storage space for added convenience. A brand-new roof installed in 2025 adds peace of mind and value. So many amenities. This villa is a perfect blend of comfort, convenience, and the Florida lifestyle. Don’t miss out – schedule your showing today!

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool, Community Sauna(s), Community Tennis Court(s)
Exterior:	Patio
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Scenery:	Lake Frontage, Canal View



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