



Price: \$159,000

MLS Number: F10538432

Condo / Town Home

1856 NE 46th St Unit F7, Fort Lauderdale, Florida 33308 USA

Beds: 1

Baths: 1

Taxes: \$3,237

Living Area: 511

Unit: F7

HOA Fees: \$477

Year Built: 1965

Community: Lucaya Condominium

Subdivision: Lucaya Condominium

ABOUT THIS PROPERTY

PRICE IMPROVEMENT FOR QUICK SALE- INVESTORS- GREAT RENTAL IN EAST FORT LAUDERDALE. AMAZING LOW MAINTENANCE INCLUDES RESERVES. Just off Federal Highway-behind Holy Cross Hospital- 10 minutes to Beach and all the great restaurants & shops of Ft. Lauderdale. RENT IMMEDIATELY! LUCAYA CONDO UNITS ARE 1/1 UNITS. THIS A SECOND FLOOR-WALK UP REMODELED UNIT WITH ALL IMPACT WINDOWS, MARBLE FLOORS, NEW CENTRAL A/C, OPEN GRANITE KITCHEN WITH STAINLESS APPLIANCES. 2 LAUNDRY ROOMS WITH NEW WASHER/DRYER'S. 1 ASSIGNED PARKING SPACE & GUEST SPACES. COMMUNITY POOL & TROPICAL SUN DECK. SMALL PETS UNDER 35 LBS PERMITTED. CONDO APPROVAL MIN CREDIT 675, PROOF OF INCOME. GREAT BUY FOR AN EXCELLENT RENTAL UNIT, AVERAGE RENTAL \$1600-\$1650.00 AT LUCAYA, OR FIRST TIME BUYER -GOOD STARTER RESIDENCE.

FEATURES

Community:	Community Laundry Facilities, Community In-door Swimming Pool
Flooring:	Marble Floors
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator
Rooms:	Living/dining Room Combination
Scenery:	Garden View

PROPERTY
LOCATION



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