



Price: \$299,000

MLS Number: F10539775

Condo / Town Home

3346 Carambola Cir S Unit 2507, Coconut Creek, Florida 33066 USA

Beds: 2

Baths: 2

Taxes: \$699

Living Area: 1,484

Unit: 2507

HOA Fees: \$2,150

Waterfront: YES

Year Built: 1985

Community: The Township

Subdivision: The Township

Elementary School: Coconut Creek

Junior High: Lyons Creek

High School: Monarch

ABOUT THIS
PROPERTY

Buyer incentive: maintenance fees/ closing credit if financing (buyer’s choice) BUYER INCENTIVE BY FEB28. ALL AGES, 1 story floor waterfront villa. NEW A/C 2025 & NEW ROOF 2025 (roof included in maint). Vaulted ceilings, recessed lighting, 24x24 travertine-style tile throughout, laid elegantly on diagonal. Updated cabinetry throughout entire home, including primary closets, bathrooms. Kitchen has stainless appliances, access to courtyard. newer washer/dryer, separate laundry room. Glass-enclosed Florida room w/storage. Large primary walk-in closet w/custom built-ins. Onyx counter in 2nd bath. Accordion shutters. Enjoy all township amenities. HOA FHA & VA approved, 10% down required. NO LEASING. Maint: \$717/Month Gingertree (Roof,Insurance,Cable++)+ \$189/qtr Master (TCMA). Show anytime.

FEATURES

Community:	Pool Table(s), Handball, Community In-door Swimming Pool, Picnic Area(s), Community Childrens Play Area', Community Sauna(s), Community Spa(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), Vaulted Ceilings, Walk-in Closet(s), Cathedral Ceilings
Rooms:	Living/dining Room Combination, Library, Eat in Kitchen
Scenery:	Canal View, Canal Waterfront Property, Waterview

PROPERTY
LOCATION



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