



Price: \$251,000

MLS Number: F10542597

Condo / Town Home

8851 S Wiles Rd Unit 305, Coral Springs, Florida 33067 USA

Beds: 2

Baths: 2

Taxes: \$5,459

Living Area: 984

Unit: 305

HOA Fees: \$640

Year Built: 1990

Community: Edgewater

Subdivision: Edgewater

Elementary School: Coral Park (Broward)

Junior High: Forest Glen

High School: Coral Springs

ABOUT THIS PROPERTY

Great for Investors, Tenant already in place lease til Dec 2026. Edgewater, a beautiful gated community in the heart of Coral Springs. This 2/2, 3rd flr condo features a split floor plan, high ceilings, and an open-concept layout. Step into a modern kitchen with quartz countertops, white cabinetry & a breakfast bar that opens to the dining and living areas. This unit features a full-size W/D inside, the master bdrm offers a walk-in closet and en-suite bathroom. Amenities include 2 pools & hot tub, a children's wading pool, tennis courts, Child play area, two-story gym w/cardio & weight equipment, dog park, BBQ Area, & Clubhouse. Conveniently located by shopping, dining, parks, top-rated schools, easy access to major highways. Within 1 mil walking distance to house of Worship.

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Childrens Play Area', Community Spa(s), Community Tennis Court(s)
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Pantry, Ceiling Fan(s)

PROPERTY
LOCATION



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