



Price: \$225,000

MLS Number: F10542615

Condo / Town Home

2307 S Cypress Bend Dr Unit 106, Pompano Beach, Florida 33069 USA

Beds: 2

Baths: 2

Taxes: \$4,175

Living Area: 1,200

Unit: 106

HOA Fees: \$1,754

Year Built: 1973

Community: Cypress Bend 1-A

Subdivision: Cypress Bend 1-A

ABOUT THIS PROPERTY

So close to all the amenities. Next to Gym & 2 pools. BEST LOCATION. Convertible unit offers open air to Office/Guest Bedroom (Accordion Doors make Guest Bedroom private when in use.) Complex offers Pickleball, Tennis, Billiards, Ping Pong, Foosball, BBQ, Sauna, Card Room, Children's Playground, Gym & Library. Association can accommodate 2 vehicles. So clean and WELL KEPT. All ages, Rentals allowed after a year. Association requires minimum 6 month lease. REQUIRED 670 Credit Score and at least 15% Down Payment. Special Assessment (@\$35,000) required for 50 year Certification will be entirely paid by seller. Located next to Harrah's Casino in expansion. \$1754 Maintenance is paid Quarterly. Accordion Shutters on every opening. Excluded (Piano, Decorations, 2 Table Lamps, Contents in Buffet),

FEATURES

Community:	Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Community Childrens Play Area', Community Tennis Court(s), Extra Storage Available
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Dishwasher, Ice Maker Line, Refrigerator
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Rooms:	Living/dining Room Combination
Scenery:	Garden View

PROPERTY
LOCATION



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