



Price: \$154,999

MLS Number: F10546673

Condo / Town Home

3990 NW 42nd Ave Unit 305, Lauderdale Lakes, Florida 33319 USA

Beds: 2

Baths: 2

Taxes: \$3,286

Living Area: 1,102

Unit: 305

Lot Square Feet: 1,102

HOA Fees: \$536

Year Built: 1973

Community: TOPAZ SOUTH CONDO

Subdivision: TOPAZ SOUTH CONDO

Elementary School: Park Lakes

Junior High: Lauderdale Lakes

High School: Boyd H. Anderson

ABOUT THIS PROPERTY

Move-in ready 2BR/2BA condo in the desirable Topaz South 55+ community. This spacious unit features tile flooring throughout, a large living and dining area, and an enclosed Florida room for added living space. Interior freshly painted with new ceiling fans. Building has passed the 50-year inspection and offers a new roof, freshly painted exterior, and no upcoming assessments. Split-bedroom layout provides privacy with ample closet and storage space. Enjoy amenities including a heated pool, tennis courts, clubhouse, and fitness room. Conveniently located near shopping, dining, and major roadways. Low monthly fee includes water, insurance, trash, lawn, and pest control. Furniture is negotiable.

FEATURES

Community:	Community Laundry Facilities, Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Community Tennis Court(s), Extra Storage Available
Flooring:	Tile Flooring
General:	Housing for Older Persons
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Dishwasher, Refrigerator
Interior:	Walk-in Closet(s)
Scenery:	Garden View



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