



Price: \$299,788

MLS Number: F10548601

Condo / Town Home

3304 Carambola Cir Unit 3304, Pompano Beach, Florida 33066 USA

Beds: 2

Baths: 2

Taxes: \$6,084

Living Area: 1,484

Unit: 3304

HOA Fees: \$717

Waterfront: YES

Year Built: 1983

Community: Ginger Tree

Subdivision: Ginger Tree

ABOUT THIS
PROPERTY

REDUCED! Spacious 2BR/2BA villa on canal. Beautiful porcelain flooring throughout except 2nd bath. Vaulted ceilings in living area. Updated main bathroom. New roof 2025. Accordion shutters. Large family room is the perfect flex area for office, crafting, workout area or whatever. Enjoy all the amenities the Township offers. Ginger Tree fees are \$2,150/quarter and Township fee is \$189/quarter so total monthly is \$780/month. Seller will pay association fees through June, 2026.

FEATURES

Community:	Pool Table(s), Community Clubhouse(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:	Porch
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Vaulted Ceilings, Walk-in Closet(s)
Rooms:	Living/dining Room Combination, Foyer, Library
Scenery:	Canal View, Canal Waterfront Property, Garden View

PROPERTY
LOCATION



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