



Price: \$340,000

MLS Number: F10549446

Condo / Town Home

3307 Merrick Ln Unit 1004, Margate, Florida 33063 USA

Beds: 3

Baths: 3

Taxes: \$7,375

Living Area: 1,527

Unit: 1004

HOA Fees: \$441

Year Built: 2005

Community: Merrick Preserve

Subdivision: Merrick Preserve

ABOUT THIS PROPERTY

Welcome to one of the best opportunities in the area! This 3 bedroom 3 full bathroom townhouse offers the best possible floorplan for the price. With one bedroom and one complete bathroom downstairs along with 2 suites on the top level, everyone is sure to have privacy and accessibility. All windows have hurricane shutters for storm protection and insurance savings. The gated community offers a pool and association with complete reserves creating a possibility for low downpayment options for the first time in this community! Monthly association dues include common are maintenance, exterior insurance and roof coverage. Roof was replaced in 2024 and assessment has been fully paid (peace of mind for years to come). Located extremely close to supermarkets, restaurants and major highways.

FEATURES

Community:	Community In-door Swimming Pool
Exterior:	Patio
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Pantry
Scenery:	Garden View

PROPERTY
LOCATION



©2026 | BREC REALTY GROUP, LLC,
YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#)

