



**Price: \$175,000**

**MLS Number:** F10551689

**Condo / Town Home**

**1470 N Dixie Hwy Unit 1, Fort Lauderdale, Florida 33304 USA**

**Beds:** 2

**Baths:** 1

**Taxes:** \$3,436

**Living Area:** 729

**Unit:** 1

**HOA Fees:** \$494

**Year Built:** 1974

**Community:** WISTERIA COURT

**Subdivision:** WISTERIA COURT

ABOUT THIS  
PROPERTY

CALLING ALL INVESTORS! FIRST FLOOR CORNER UNIT, REMODELED 2/1 UNIT WITH THE LARGEST PATIO IN THE COMPLEX. IMPACT WINDOWS AND DOORS. ALL MARBLE FLOORS, CENTRAL A/C APPROX 1 YEAR OLD, OPEN MODERN GRANITE KITCHEN. MARBLE BATHROOM WITH GLASS SLIDING SHOWER DOOR. GOOD SIZED BEDROOMS WITH WINDOWS AND ONE WITH DOOR TO LARGE PATIO TO ENTERTAIN AND RELAX. FENCED PATIO FOR PRIVACY. PET FRIENDLY COMPLEX. ANNUAL RENTALS PERMITTED. CURRENT TENANTS IN PLACE GOOD THRU SEPTEMBER 30, 2026. COMPLEX COMPLETED ITS MILESTONE INSPECTION AND CONCRETE WORK WAS DONE. COMPLEX HAS NEW PERMITER FENCE, NEWER ROOF, NEW LIGHTING. WISTERIA HAS A POOL AND 2 LAUNDRY ROOMS WITH NEW MACHINES. GREAT EAST FT. LAUDERDALE AREA. MAINTENANCE INCLUDES WATER, SEWER & TRASH, MONTHLY PEST CONTROL. LOW MAINTENANCE.

FEATURES

|             |                                                                                            |
|-------------|--------------------------------------------------------------------------------------------|
| Community:  | Community Laundry Facilities, Community In-door Swimming Pool                              |
| Exterior:   | Patio                                                                                      |
| Flooring:   | Marble Floors                                                                              |
| Heat/Cool:  | Central Air Conditioning                                                                   |
| Inclusions: | Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator |
| Interior:   | Ceiling Fan(s)                                                                             |
| Scenery:    | Garden View                                                                                |

PROPERTY  
LOCATION



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