



Price: \$240,000

MLS Number: F10553955

Condo / Town Home

6600 NE 22nd Way Unit 2309, Fort Lauderdale, Florida 33308 USA

Beds: 2

Baths: 2

Taxes: \$2,427

Living Area: 1,030

Unit: 2309

HOA Fees: \$2,211

Year Built: 1972

Community: IMPERIAL POINT COLONNADES

Subdivision: IMPERIAL POINT COLONNADES

ABOUT THIS PROPERTY

"WELCOME HOME" THIS UNIT HAS BEEN EXQUISITELY UPDATED!! BEST UNIT IN THE COMPLEX!!! BRAND NEW KITCHEN CABINETS, SS APPLIANCES, QUARTZ COUNTERTOPS & MORE. GORGEOUS BATHROOMS! HIGH IMPACT WINDOWS. WATER, CABLE TV & INTERNET ARE INCLUDED IN THE MAINTENANCE FEE. SOME AMAZING COMPLEX AMENITIES INCLUDE: HEATED POOL, SAUNA, EXERCISE ROOM, BILLIARD RM, BBQ AREA, CAR WASH AREA. GREAT LOCATION AND PROXIMITY TO US-1 & I-95. WALKING DISTANCE TO: PUBLIX, CVS, CHASE BANK, DUNKIN DONUTS, DOTTIE MANCINI PARK, AREA SCHOOLS & IMPERIAL POINT HOSPITAL. EXCELLENT RESERVES & THE 50YR RE-CERTIFICATION WORK HAS NOW BEEN COMPLETED. BUILDING'S NEW ROOF ON 2023. NO PETS, ONE ASSIGNED PARKING SPACE #521. THE ASSOCIATION REQUIRES A 700 MINIMUM CREDIT FICO SCORE. MAKE THIS STUNNING SPACE YOURS BY CONTACTING ME TODAY!!!

FEATURES

- Community:** Pool Table(s), Community Clubhouse(s), Community In-door Swimming Pool, Picnic Area(s), Extra Storage Available
- Flooring:** Tile Flooring
- Heat/Cool:** Central Air Conditioning
- Inclusions:** Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
- Rooms:** Living/dining Room Combination, Library

PROPERTY
LOCATION



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