



Price: \$475,000

MLS Number: F10554693

Condo / Town Home

7551 S Aragon Boulevard Unit 3, Sunrise, Florida 33313 USA

Beds: 3

Baths: 2

Half Baths: 1

Taxes: \$7,401

Living Area: 1,960

Unit: 3

HOA Fees: \$300

Waterfront: YES

Year Built: 2000

Community: ARAGON SEC 1

Subdivision: ARAGON SEC 1

ABOUT THIS PROPERTY

Experience resort-style living in the gated community of Regency Homes. This spacious 3-bedroom, 2.5-bath, two-story townhome offers a new 2023 roof, porcelain tile flooring, tankless water heater, and 2-car garage. Enjoy indoor-outdoor Florida living with a screened-in porch and a fenced backyard for added privacy and peaceful lake views. The primary suite located on the first floor, and two guest bedrooms are on the second floor alongside a generous office/bonus space, ideal for remote work or a playroom. Low HOA fees include access to two pools, a fitness center, tennis courts, a clubhouse, exterior maintenance (including painting), sidewalk cleaning, Xfinity cable and ADT security system. Perfectly positioned near restaurants, shopping centers, Sawgrass Mills, and Amerant Bank Arena.

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool, Community Spa(s)
Exterior:	Patio
Fencing:	Fenced
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Jetted Bathtub, Dry Bar, Vaulted Ceilings, Walk-in Closet(s), Cathedral Ceilings
Rooms:	Living/dining Room Combination, Breakfast Area, Eat in Kitchen
Scenery:	Lake View, Lake Frontage, Garden View

PROPERTY
LOCATION



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