



Price: \$679,900

MLS Number: F10556859

Condo / Town Home

7636 N Blue Spring Dr Unit 7636, Parkland, Florida 33067 USA

Beds: 3

Baths: 2

Taxes: \$14,710

Living Area: 1,724

Unit: 7636

Lot Square Feet: 2,269

HOA Fees: \$989

Waterfront: YES

Year Built: 2022

Community: The Falls

Subdivision: The Falls

ABOUT THIS PROPERTY

TURNKEY 3 Beds, 2 Baths w/2-Car Garage Waterfront Villa In The Prestigious Gated Community Of The Falls At Parkland! Impact Windows & Doors, Fenced-In Yard Overlooking Stunning Water Views, Screened-In Patio Ideal For Barbecues & Entertaining, Updated Oak Vinyl Floors Throughout, Chef's Kitchen w/Quartz Counters, California Closets, Island, Backsplash, & Stainless Steel Appliances Including Samsung Fridge, Primary Bed w/Sitting Area & Direct Access To Patio Area, Bath w/Quartz Counters, Large Shower, & Walk-In Closet w/Built-In's, Updated Light Fixtures & Window Treatments, Separate Laundry Room w/Newer Washer & Dryer, Live The Adult Lifestyle w/Resort-Style Amenities Including 24,000 SqFt Clubhouse, Heated Pool, & Spa, Fitness Center, Cafe, Theater, Teniis & Pickleball, Events, & More!

FEATURES

Community:	Community Clubhouse(s), Community In-door Swimming Pool, Community Spa(s), Community Tennis Court(s)
Energy:	Storm Windows
Exterior:	Patio
Fencing:	Fenced
Flooring:	Tile Flooring, Vinyl Flooring
General:	Housing for Older Persons
Heat/Cool:	Central Air Conditioning, Natural Gas Water Heater
Inclusions:	Gas Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer
Interior:	Pantry, Ceiling Fan(s), Walk-in Closet(s)
Rooms:	Living/dining Room Combination, Kitchen/dining Room, Breakfast Area, Library
Scenery:	Lake View, Lake Frontage, Waterview
Utilities:	Natural Gas Service Available

PROPERTY
LOCATION



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