

Image

**Price: \$209,000**

**MLS Number: H10604067**

**Condo / Town Home**

**10321 Oleander Ct Unit 0, Pembroke Pines, Florida 33026 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$1,356**

**Living Area: 1,196**

**HOA Fees: \$0**

**Year Built: 1980**

**Subdivision: Everglades Sugar & Land C Ceda**

**Elementary School: Pembroke Lakes**

**Middle School: Pines**

**High School: Flanagan;Charls**

# ABOUT THIS PROPERTY

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\*APPROVED Short Sale @ \$209k\* Handyman Special SS Villa in Desirable Cedar Woods Community in Pembroke Pines 2/2 loft- Recent remodeled Comps are: \$261k, \$262k, \$262k This Unit has high ceilings, wood cabinets, tile floors, Extra Loft that can be used as a 3rd bedroom. Ice Cold Central A/C System was replaced 1 year ago-Newer Hot Water Heater, New Washing Machine Nice private fenced patio/yard great for entertaining and grilling\*Lowest HOA fee in P Pines @ \$82/Month\*- Dead end Street (Unit 1 away from water) 'Low Traffic Area' Community located very close to Pembroke Lakes Mall, CB Smith Park, I-75, Restaurants and 20 minutes for Hollywood beach. A rated school district. Termite Warranty Transfers to New Owners. \*Short Sale\*Bank Approved @\$209k! SEE BROKER REMARKS BELOW FOR QUESTIONS

## FEATURES

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<b>Community:</b>	Community Childrens Play Area'
<b>Construction:</b>	Concrete Block Stucco
<b>Exterior:</b>	Patio, Storage/out-building(s)
<b>Fencing:</b>	Fenced
<b>Financial:</b>	Home Owners Fee
<b>Flooring:</b>	Carpet, Tile Flooring
<b>General:</b>	Pets Allowed
<b>Heat/Cool:</b>	Central Air Conditioning, Electric Heating
<b>Inclusions:</b>	Electric Range and Oven, Microwave Oven, Disposal, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer
<b>Interior:</b>	Pantry, Ceiling Fan(s), Vaulted Ceilings, Skylight(s), Walk-in Closet(s)
<b>Location:</b>	Southeastern Exposure
<b>Rooms:</b>	Living/dining Room Combination, Breakfast Area, Master Bedroom on Main Floor, Loft
<b>Scenery:</b>	Garden View
<b>Style:</b>	Townhouse Style
<b>Utilities:</b>	Tv Cable Available

PROPERTY  
LOCATION

Image



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