

Image

Price: \$260,000 **MLS Number: H10763139** **Condo / Town Home**

13216 SW 44th St Unit 11204, Miramar, Florida 33027 USA

Beds: 3	Baths: 2	Taxes: \$4,555
Living Area: 1,417	Unit: 11204	HOA Fees: \$380
Year Built: 2005		
Subdivision: BANYAN BAY CONDO PH 11 BANYAN		

ABOUT THIS PROPERTY

Beautify 3/2 unit located in the Gated community of Silver Falls. One car garage. New wood cabinets and granite counter top kitchen. Up-grade bathroom . Newer wood floor , large walk in closet. Nice garden view around all the windows. One impact window for light in when hurricane. New AC unit . Distance to clubhouse with lots of amenities pool, exercise room, kids playground. Tennis and basketball courts. Really conveniently located near by all shops and highways . Maintenance include : building exterior, cable , lawn, pool/ club house, roof repairs, gate security and water / sewer. Must call or text listing agent 954-663-4909 for showing only. Seller will credit \$500 for master room floor.Seller will consider all reasonable offer.The entry door on the right side of the building.

FEATURES

Community:	Community Clubhouse(s), Community Exercise Area(s), Community Swimming Pool(s), On-site Guard
Construction:	Concrete Block Stucco
Exterior:	Balcony
Financial:	Home Owners Fee
Flooring:	Carpet, Hardwood Floors
General:	Pets Allowed, Pet Restrictions, Housing for Older Persons
Heat/Cool:	Central Air Conditioning, Central Heat
Inclusions:	Electric Range and Oven, Microwave Oven, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Walk-in Closet(s)
Parking:	3 or More Parking Places, Guest Parking, Automatic Garage Door
Scenery:	Garden View
Style:	Townhouse Style
Utilities:	Tv Cable Available

PROPERTY
LOCATION



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