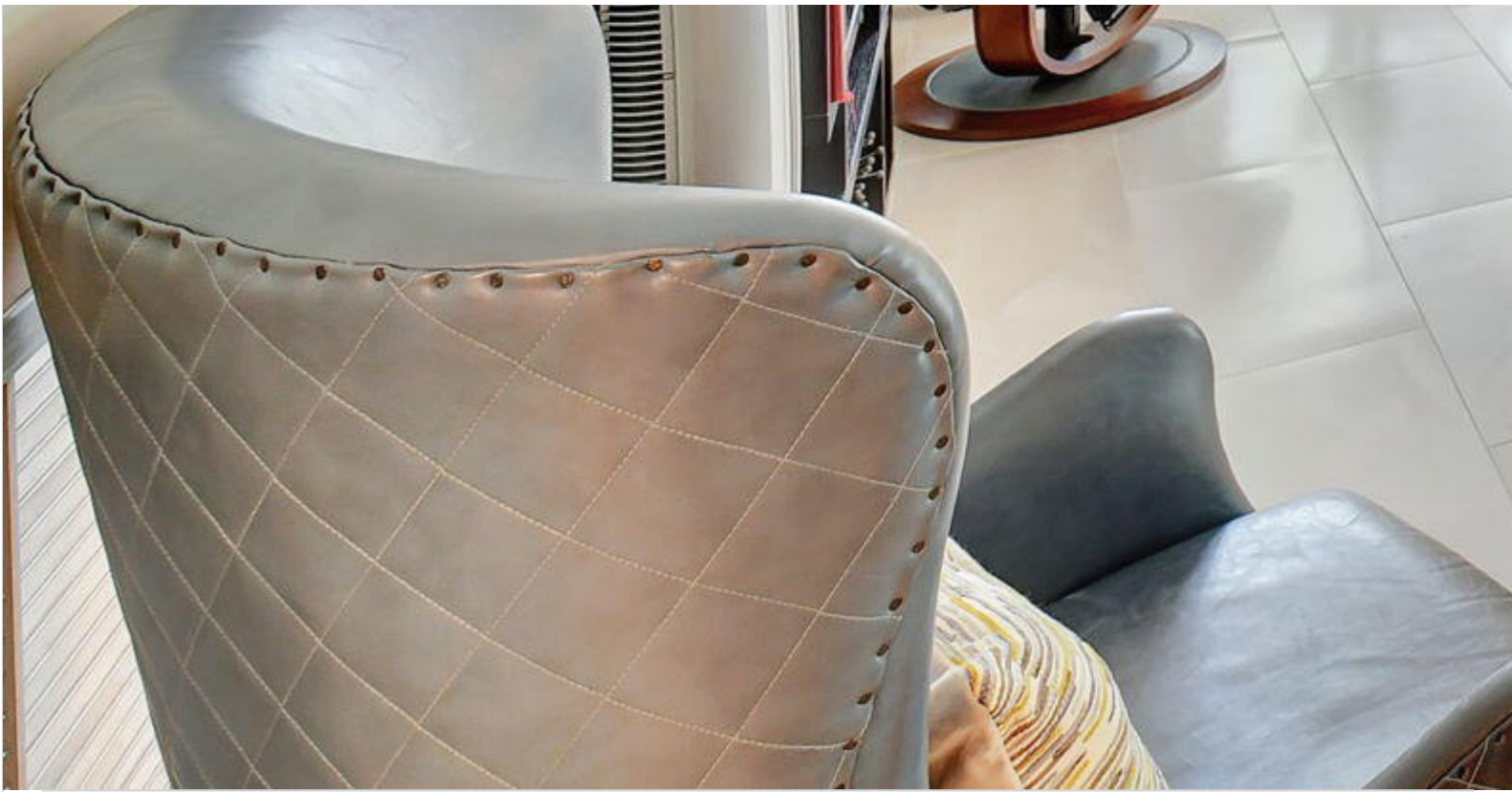






|                                                                   |  |                                |                                                    |                           |  |
|-------------------------------------------------------------------|--|--------------------------------|----------------------------------------------------|---------------------------|--|
| <b>Price: \$310,000</b>                                           |  | <b>MLS Number: RX-11089291</b> |                                                    | <b>Condo</b>              |  |
| <b>6328 Longboat Lane Unit 302, Boca Raton, Florida 33433 USA</b> |  |                                |                                                    |                           |  |
| <b>Beds:</b> 2                                                    |  | <b>Baths:</b> 2                |                                                    | <b>Living Area:</b> 1,650 |  |
| <b>Unit:</b> 302                                                  |  | <b>Total Units:</b> 16         |                                                    | <b>HOA Fees:</b> \$1,100  |  |
| <b>Year Built:</b> 1982                                           |  |                                |                                                    |                           |  |
| <b>Community:</b> Windsong                                        |  |                                | <b>Subdivision:</b> WINDSONG AT BOCA DEL MAR CONDO |                           |  |

# ABOUT THIS PROPERTY

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OWNERS WILL PAY FIRST 12 MONTHS OF MAINTENANCE! Beautifully updated corner unit located in the best Town Center Boca Raton. Features include granite tops, stainless appliances & sunny breakfast area. Light filled primary bedroom offers two fitted walk-in closets. Close to the Town Center Mall, downtown Boca/Mizner Park, I95, Pulte Homes, tropical heated pool, clubhouse & tennis.

## FEATURES

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|               |                                                                                                                                                                  |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction: | Concrete Block Stucco                                                                                                                                            |
| Exterior:     | Balcony                                                                                                                                                          |
| Financial:    | No Rentals                                                                                                                                                       |
| Flooring:     | Hardwood Floors                                                                                                                                                  |
| General:      | Elevator(s)                                                                                                                                                      |
| Heat/Cool:    | Central Air Conditioning, Central Heat, Electric Heating                                                                                                         |
| Inclusions:   | Electric Range and Oven, Stove, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Washer, Clothes Dryer, Range and Oven |
| Interior:     | Pantry, Walk-in Closet(s), Fire Sprinkler System                                                                                                                 |
| Lot:          | Corner Lot                                                                                                                                                       |
| Parking:      | Assigned Parking                                                                                                                                                 |
| Recreation:   | Tennis Court                                                                                                                                                     |
| Rooms:        | Living/dining Room Combination, Breakfast Area, Foyer, Eat in Kitchen                                                                                            |
| Scenery:      | Garden View                                                                                                                                                      |



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