

Image

Price: \$159,000

MLS Number: RX-11166157

Condo

4000 44th Avenue Unit 315, Lauderdale Lakes, Florida 33319 USA

Beds: 2

Baths: 2

Living Area: 1,088

Unit: 315

HOA Fees: \$492

Year Built: 1974

Subdivision: SAPPHIRE CONDO

ABOUT THIS
PROPERTY

Move-in ready 2BR/2BA third-floor corner unit in a desirable 55+ community! This bright condo features tile flooring throughout, lots of storage space, tastefully updated kitchen and bathrooms, and an enclosed balcony/sunroom overlooking the pool. Hurricane shutters included. Building has completed its Milestone Inspection and SIRS, repairs finished March 2025, reserves funded, and all special assessments paid -- buy with confidence!

FEATURES

Construction:	Concrete Block Stucco
Financial:	No Rentals
General:	Housing for Older Persons
Heat/Cool:	Central Air Conditioning, Central Heat
Inclusions:	Electric Range and Oven, Stove, Microwave Oven, Cooktop Range, Dishwasher, Refrigerator, Clothes Washer, Range and Oven
Parking:	Assigned Parking
Scenery:	Swimming Pool View, Tennis Court View

PROPERTY
LOCATION



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