

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

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Beautiful 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

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

# PROPERTY LOCATION

Image



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