



A11543699 SEFMLS© 2025



Precio: \$134,999		Numero de MLS: A11543699		Condominios/Town Home	
2709 Nassau Bnd Unit G2, Coconut Creek, Florida 33066 USA					
Cuartos: 2		Baños: 2		Area Habitable: 962	
Unidad: G2		HOA Fees: \$654		Frente al Agua: YES	
Año construido: 1975					
Comunidades: NASSAU VILLAGE WYNMOOR CO			Subdivisión: NASSAU VILLAGE WYNMOOR CO		

## ABOUT THIS PROPERTY

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Absolutely Amazing Water Views from almost every room. Don't miss out on this home! 2 bedroom 2 full baths. Gated Community in Wynmoor, close to beaches, shopping, casino, and local restaurants. This community has tons of amenities and a service bus to all the local areas. Great as a vacation home or for full time living. One of South Florida's best kept secrets and it's right in the heart of the I-95 corridor, Florida. This is a 55+ community. HOA requires an annual income formula which is 30% of purchase price as down payment requirement or mortgage formula. Monthly MTG payment + Monthly HOA + Taxes+Insurance x 6 x 12+min =income. Cash buyers: Monthly HOA + Taxes+Insurance x 6 x 12 = min income.

PROPERTY  
LOCATION

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