

**Precio: \$400,000****Numero de MLS: A11944942****Condominios/Town Home****35 Simonton Cir, Weston, Florida 33326 USA****Cuartos: 2****Baños: 2****Medio Baño: 1****Area Habitable: 1,110****HOA Fees: \$272****Año construido: 1995****Comunidades: Coconuts at BONAVVENTURE****Subdivisión: Coconuts at BONAVVENTURE****Escuela elementaria: Eagle Point****Escuela primaria: Tequesta Trace****Bachillerato: Western**

## ABOUT THIS PROPERTY

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Completely remodeled 2BR/2.5BA townhouse located in Coconuts of Bonaventure. This modern unit features porcelain flooring throughout the 1st floor, laminated floors upstairs, and a sleek, neutral design with contemporary white finishes. The upgraded kitchen offers quartz countertops and stainless-steel appliances, perfect for everyday living or entertaining. Ideal for investors or end users, the property can be rented immediately with no HOA approval required for rentals or sale. Flexible rental policy allows up to 12 leases per year with a minimum of 30 days per term, making it an excellent income-producing opportunity. Can be bought with as little as 3% down. FHA, VA, and conventional loans accepted. Located in a highly sought-after Weston school district. Bonaventure Town Center Club adds valuable amenities including tennis, pools, ballrooms, gym, and much more! Move-in ready and easy to show

# PROPERTY LOCATION

Image



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TU ASESOR DE BIENES RAÍCES EN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [POLITICAS DE PRIVACIDAD](#) |  
[ACCESIBILIDAD](#)

