



A11543699 SEFMLS© 2025



Price: \$134,999		MLS Number: A11543699		Condo / Town Home	
2709 Nassau Bnd Unit G2, Coconut Creek, Florida 33066 USA					
Beds: 2		Baths: 2		Living Area: 962	
Unit: G2		HOA Fees: \$654		Waterfront: YES	
Year Built: 1975					
Community: NASSAU VILLAGE WYNMOOR CO			Subdivision: NASSAU VILLAGE WYNMOOR CO		

ABOUT THIS PROPERTY

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.



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