



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

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



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YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#) |
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