



A11643410 © Miami MLS © 2024



Price: \$150,000			MLS Number: A11643410			Condo / Town Home				
1800 SW 81st Ave Unit 1312, North Lauderdale, Florida 33068 USA										
Beds: 1			Baths: 1			Half Baths: 1				
Living Area: 830			Unit: 1312			HOA Fees: \$598				
Year Built: 1979										
Community: COURTYARDS OF BROWARD CON					Subdivision: COURTYARDS OF BROWARD CON					
Elementary School: Pinewood					Junior High: Silver Lks Middle					
High School: Anderson; Boyd										

## ABOUT THIS PROPERTY

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This charming 1/1.5 condo offers a perfect blend of comfort and convenience, making it an ideal choice for both homeowners alike. The unit boasts a bright and open living space. Enclosed Balcony. Generously sized bedroom with plenty of closet space. Kitchen and bathrooms and new appliances were incorporated before current tenant occupancy on August of 2023. Lease has been renewed for another year, making it an excellent investment opportunity with immediate rental income. Pictures were taken as of 10/1/23. Variety of amenities, including pool, fitness center, clubhouse, library and well-maintained common areas. Gated community with 24-hour security control and basic Cable included with the monthly HOA. Showings only on Sundays between 12 and 4 pm.



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