

**Price: \$299,000****MLS Number: A11875533****Condo / Town Home****2516 Centergate Dr Unit 308, Miramar, Florida 33025 USA****Beds: 2****Baths: 2****Living Area: 1,080****Unit: 308****HOA Fees: \$388****Year Built: 2002****Community: AVENTINE AT MIRAMAR CONDO****Subdivision: AVENTINE AT MIRAMAR CONDO****Elementary School: Coconut Palm****Junior High: New Renaissance****High School: Everglades**

ABOUT THIS PROPERTY

REDUCED FOR QUICK SALE ! Investor-friendly! Rent up to 3x/year/ no waiting. PRICED TO SELLâ€"no HOA approval! Spacious 2-Master Bedroom, 3rd floor unit with walk-in closets. Located in sought after gated Aventine community. Split floor plan, open concept with livingroom vault ceiling, laminate tile floors, with ceramic floors in kitchen and baths, granite kitchen counters, private balcony, newer hot water heater. Lots of storage. Pet-friendly (up to 65 lbs). HOA includes water, alarm, trash, management & full access to amenities: 2 pools, tennis, fitness center, walking trails, kids' play area, 24/7 security & more. Prime location near Pembroke Gardens, CB Smith Park, I-75 & 821. QUICK CLOSING POSSIBLEâ€"great for homeowners or investors!

PROPERTY LOCATION

Image



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