





Price: \$179,000		MLS Number: A11915801		Condo / Town Home	
317 W Laurel Dr. Unit 1408, Margate, Florida 33063 USA					
Beds: 2		Baths: 2		Living Area: 1,019	
Unit: 1408		HOA Fees: \$677		Year Built: 1983	
Community: Laurels at Margate			Subdivision: Laurels at Margate		

ABOUT THIS PROPERTY

Welcome to this spacious 2nd-floor corner unit in the beautiful All-Age community of The Laurels at Margate, offering peace of mind. The primary suite includes an en-suite bath with a walk-in shower and classic white vanity. Enjoy generous storage, ample closet space, and a uniquely bordered by the Cypress Creek Canal on one side and another canal to the east—providing privacy, scenic surroundings, and an exceptional—close to the Turnpike and 441 and directly across from a large shopping plaza with popular retailers, and restaurants. Move-in ready and beautifully maintained, this home offers comfort, convenience, and a welcoming community atmosphere. Insurance. Association approval required; COA escrows 3 months. DTI must be below 40%; minimum credit score 650. Up to 10% down.



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