

**Price: \$265,000****MLS Number: A11917643****Condo / Town Home****3100 Riverside Dr Unit 107, Coral Springs, Florida 33065 USA****Beds: 3****Baths: 2****Living Area: 1,275****Unit: 107****HOA Fees: \$496****Year Built: 1975****Community: SPARROWS WALK CONDO****Subdivision: SPARROWS WALK CONDO****Elementary School: Forest Hills****Junior High: Forest Glen****High School: Coral Springs**

## ABOUT THIS PROPERTY

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FOR SALE: SPACIOUS 3-BEDROOM, 2-BATHROOM UNIT featuring a MASTER BEDROOM with WALK-IN CLOSET, an OPEN LAYOUT, and stunning CANAL VIEWS from your PRIVATE DECK. Enjoy the convenience of a NEW WASHER AND DRYER in a FRESHLY PAINTED BUILDING EXTERIOR. Additional highlights include PERSONAL STORAGE, SEPARATE BIKE STORAGE, and ASSIGNED PARKING. Community amenities include WATER, GARBAGE REMOVAL, POOL MAINTENANCE, LANDSCAPING, and MASTER INSURANCE covering the BUILDING EXTERIOR and ROOFS. Located in a TOP-RATED SCHOOL DISTRICT, this unit offers a HASSLE-FREE LIFESTYLE in a HIGHLY DESIRABLE COMPLEX and PRIME LOCATION.

# PROPERTY LOCATION

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