



**Price: \$215,000**

**MLS Number: A11931829**

**Condo / Town Home**

**621 Lyons Rd Unit 9201, Coconut Creek, Florida 33063 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 975**

**Unit:** 9201

**HOA Fees:** \$650

**Year Built:** 1988

**Community:** COCO PARC CONDO

**Subdivision:** COCO PARC CONDO

**Elementary School:** Coconut Crk Elem

**Junior High:** Margate Middle

**High School:** Coconut Crk High

## ABOUT THIS PROPERTY

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Spacious condominium in a prime location, nestled in a community with five beautiful lakes and lush tropical landscaping. The community offers stunning garden and lake views, a stylish kitchen with stainless steel appliances, washer and dryer, large walk-in closets, ceramic and laminate floors, vaulted ceilings, and ceiling fans. The clubhouse is perfect for entertaining, featuring a party room and pool table. Resort-style amenities include a BBQ area, two lighted tennis courts, gym, pool, sand volleyball court, and a sun deck overlooking the lake. Pets of any size are welcome (no aggressive breeds). This community is ideal for investors, with no restrictions, pickup trucks allowed, and leasing permitted immediately with a quick and easy approval process. The unit could use a bit of TLC and is being sold as is. The unit is currently occupied by a tenant who has lived there for over seven years and would prefer to stay but is willing to move out if needed. The monthly rent is \$2,200.

PROPERTY  
LOCATION



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