





Price: \$430,000		MLS Number: A11934440		Condo / Town Home	
7651 S Aragon Blvd Unit 5, Sunrise, Florida 33322 USA					
Beds: 2		Baths: 2		Living Area: 1,320	
Unit: 5		HOA Fees: \$290		Waterfront: YES	
Year Built: 2000					
Community: REGENCY HOMES AT SUNRISE			Subdivision: REGENCY HOMES AT SUNRISE		
Elementary School: Village			Junior High: Bair		
High School: Plantation High					

ABOUT THIS PROPERTY

Welcome to this one-level, fee-simple waterfront villa located within a gated community in Sunrise. This 2-bedroom, 2-bath residence features a two-car garage. The single-story layout provides easy, stair-free living with open and well-proportioned living spaces designed for guests, or a home office. Natural light flows throughout the home, while the waterfront setting adds a peaceful backdrop you'll appreciate. Quiet, serene setting. Fee-simple ownership offers long-term value and flexibility, and the home is FHA and VA approved, excellent for first-time buyers. Well-kept, gated community. Conveniently located near Florida Turnpike, right off University Drive, shopping, dining, and even schools. Two-car garages and accessible financing are rarely available; this is an opportunity not to miss.



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