

**Price: \$305,000****MLS Number: A11936815****Condo / Town Home****8605 NW 35th Ct Unit G, Coral Springs, Florida 33065 USA****Beds: 2****Baths: 2****Half Baths: 1****Living Area: 1,753****Unit: G****HOA Fees: \$650****Year Built: 1973****Community: GOLF VIEW CONDO APTS INC****Subdivision: GOLF VIEW CONDO APTS INC****Elementary School: James S. Hunt****Junior High: Forest Glen****High School: Coral Springs**

ABOUT THIS PROPERTY

Income-producing 2-story townhome with water views in a quiet, well-located residential community. The property features a private 1-car garage plus additional parking, an open living and dining area with laminate flooring, a guest half bath on the main level, and a screened patio overlooking the canal. Both bedrooms are located upstairs, each with its own en-suite bathroom. Tenant occupied with a recently signed lease (December 2025) at \$2,450/month, providing immediate and stable cash flow. Conveniently located near shopping, parks, recreation, and major roadways. Pet-friendly community (under 25 lbs). Ideal opportunity for investors seeking a turnkey rental with strong in-place income.

PROPERTY LOCATION

Image



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