



**Price: \$400,000**

**MLS Number: A11944942**

**Condo / Town Home**

**35 Simonton Cir, Weston, Florida 33326 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,110**

**HOA Fees: \$272**

**Year Built: 1995**

**Community: Coconuts at BONAVENTURE**

**Subdivision: Coconuts at BONAVENTURE**

**Elementary School: Eagle Point**

**Junior High: Tequesta Trace**

**High School: Western**

## ABOUT THIS PROPERTY

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Completely remodeled 2BR/2.5BA townhouse located in Coconuts of Bonaventure. This modern unit features porcelain flooring throughout the 1st floor, laminated floors upstairs, and a sleek, neutral design with contemporary white finishes. The upgraded kitchen offers quartz countertops and stainless-steel appliances, perfect for everyday living or entertaining. Ideal for investors or end users, the property can be rented immediately with no HOA approval required for rentals or sale. Flexible rental policy allows up to 12 leases per year with a minimum of 30 days per term, making it an excellent income-producing opportunity. Can be bought with as little as 3% down. FHA, VA, and conventional loans accepted. Located in a highly sought-after Weston school district. Bonaventure Town Center Club adds valuable amenities including tennis, pools, ballrooms, gym, and much more! Move-in ready and easy to show

# PROPERTY LOCATION

Image



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