





**Price: \$430,000**

**MLS Number:** A11950647

## Condo / Town Home

**197 NW 45th Ave, Deerfield Beach, Florida 33442 USA**

**Beds: 2**

**Baths: 2**

**Living Area:** 1,226

**HOA Fees:** \$193

**Waterfront:** YES

**Year Built:** 1985

**Community: COQUINA LAKES**

**Subdivision:** COQUINA LAKES

### Elementary School: Quiet Waters

**Junior High:** Lyons Creek

**High School:** Monarch

## ABOUT THIS PROPERTY

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VERY DESIRABLE AND TRULY ONE OF A KIND! THIS 2/2 UPDATED, MOVE IN READY VILLA IS THE ONLY UNIT WITH PARADISE! CHEFS KITCHEN OFFERS SLATE STAINLESS APPLIANCES, GRANITE COUNTERTOPS AND GLASS TILE END UNIT, OPEN FLOOR PLAN OFFERS TONS OF NATURAL LIGHT THROUGHOUT. TWO MASTER SUITES, BOTH WITH PATIO BEYOND SCREENED POOL AREA IDEAL FOR TAKING IN THE GORGEOUS SUNSETS! ROOF REPLACED 2021, UPDATED 2019 THESE ARE JUST A FEW OF THE NEARLY \$100K IN UPDATES TO THIS WELL-MAINTAINED HOME! FULL COMPLETE HURRICANE PROTECTION FOR PEACE OF MIND. LOW HOA DUES COVER LAWN CARE, COMMUNITY F CLOSE TO "A" RATED SCHOOLS, SHOPPING, EATERIES AND WORLD CLASS BEACHES. ALL AGE COMMUNITY. TH





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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [PRIVACY POLICY](#) |  
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