





**Price: \$320,000**

**MLS Number: A11952724**

**Condo / Town Home**

**215 SW 117th Ter Unit 14304, Pembroke Pines, Florida 33025 USA**

<b>Beds:</b> 2	<b>Baths:</b> 2	<b>Living Area:</b> 1,130
<b>Unit:</b> 14304	<b>HOA Fees:</b> \$608	<b>Year Built:</b> 1998
<b>Community:</b> MARQUESA CONDO		<b>Subdivision:</b> MARQUESA CONDO
<b>Elementary School:</b> Palm Cove		<b>Junior High:</b> Pines

## ABOUT THIS PROPERTY

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ATTENTION INVESTORS. BEST PRICED 2-2 GORGEOUS CONDO IN ONE OF THE BEST COMMUNITIES OF PEMBROKE. WASHER & DRYER IN UNIT. AMPLE BALCONY OVERLOOKING COMMUNITY GARDEN. GOOD CONDITION. 1 ASSIGNMENT. RESORT STYLE AMENITIES INCLUDING CLUBHOUSE, POOL, GYM, INDOOR RACQUET COURT, BUSINESS CENTER, OFFICE AND MANY OTHERS. PREMIUM LOCATION CLOSE TO PEMBROKE LAKES AND THE SHOPPES MALLS, CASINO PARK, MOST MAJOR STORES, MEMORIAL HOSPITAL, I-75, AND MUCH MORE. ALL OF THE ABOVE MAKES IT A VERY ATTRACTIVE A LONG-TERM TENANT FOR \$2,450/MONTH WITH A CONTRACT ENDING ON 08/31/2026. VIRTUAL STAGED PICTURES AVAILABLE FOR A STYLISH, YET AFFORDABLE RESIDENCE TO INVEST IN WITH A GOOD RETURN, IT'S A MUST SEE.



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