



**Price: \$345,000**

**MLS Number: A11954156**

**Condo / Town Home**

**2400 E Preserve Way Unit 304, Miramar, Florida 33025 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,140**

**Unit: 304**

**HOA Fees: \$599**

**Year Built: 2006**

**Community:** EL-AD RESIDENCES AT MIRAM

**Elementary School:** Sea Castle

**High School:** Miramar High

**Subdivision:** EL-AD RESIDENCES AT MIRAM

**Junior High:** New Renaissance

## ABOUT THIS PROPERTY

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ATTENTION INVESTORS. BEST PRICED 3-2 CONDO IN ONE OF THE BEST AREAS OF MIRAMAR, JUST EAST FROM CEILINGS. LOTS OF WINDOWS AND LIGHT. OPEN BALCONY. LAMINATED FLOORS THROUGHOUT. AMPLE MASTER & DRYER IN UNIT. NICELY LANDSCAPED, GATED COMMUNITY DISPLAYED AROUND BEAUTIFUL LAKES AND CAN/ BBQ/PICNIC AREA, BUSINESS CENTER, CLUBHOUSE-CLUBROOM, EXERCISE ROOM, POOL, AND OTHER AMENITIES. EASY ACCESS TO FLORIDA TURNPIKE AND IT'S ONLY A FEW MINUTES TO PEMBROKE LAKES MALL, AMC MOVIE MAJOR STORES, FINE AND CASUAL DINING, AND MORE. PETS ALLOWED. ALL OF THE ABOVE MAKES IT A VERY I TO A GOOD TENANT FOR \$2,500/MONTH WITH A CONTRACT ENDING ON 09/30/2026. IF YOU'RE LOOKING FOR AN MUST SEE.

# PROPERTY LOCATION

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Image



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