

Image

**Price: \$399,950****MLS Number: A11961096****Condo / Town Home****4299 N 76th Ave, Davie, Florida 33024 USA****Beds: 2****Baths: 2****Half Baths: 1****Living Area: 1,358****HOA Fees: \$170****Year Built: 1984****Community: COLONIAL LAKES VILLAS****Subdivision: COLONIAL LAKES VILLAS****Elementary School: Pasadena Lakes****Junior High: Driftwood****High School: Hollywood HI High**

## ABOUT THIS PROPERTY

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Looking for the perfect move in ready home for your first purchase in a highly desirable area? This beautiful corner-lot, two-story villa offers 2 bedrooms, 2.5 bathrooms, and a 1-car garage, with dual primary suites each with its own private bathroom plus a convenient powder room downstairs. The home features a separate kitchen with granite countertops, white cabinetry, and stainless steel appliances, tile flooring on the first floor, wood stairs, and wood flooring throughout the upstairs bedrooms. The living room offers volume ceilings, creating a bright and open feel. The property has been tastefully updated, offering comfort and peace of mind. Enjoy your morning coffee on the private balcony off the primary suite overlooking the pool. Located near Nova University, Broward College, shopping, dining, entertainment, and places of worship. Low HOA of just \$170/month includes lawn care, garbage pickup, tree trimming, and pool access. Roof replaced in 2012. No rentals allowed. VA and FHA approved this home may qualify for first-time buyer down payment assistance programs. Call today for more information. Terms and restrictions apply.

# PROPERTY LOCATION

Image



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