

Image

**Price: \$379,000**

**MLS Number: A12010706**

**Condo / Town Home**

**1106 NW 40th Ter, Lauderhill, Florida 33313 USA**

**Beds: 3**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,496**

**HOA Fees: \$195**

**Year Built: 2020**

**Community: CRICKET CLUB**

**Subdivision: CRICKET CLUB**

## ABOUT THIS PROPERTY

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Modern 2020 Townhome in a Gated Community , Don't Miss Out! Investors Special . Step into this beautifully maintained, move-in ready townhome offering 3 bedrooms and 2.5 bathrooms, including a spacious primary suite with a walk-in closet. The open concept layout creates a seamless flow, perfect for both everyday living and entertaining guests. The contemporary kitchen features elegant marble countertops, stainless steel appliances, and generous cabinet space. An upstairs laundry room adds everyday convenience. Enjoy outdoor relaxation on your private patio, along with the practicality of a 1-car garage and two additional parking spaces. Situated in a secure, well-kept gated community with low HOA fees, residents have access to great amenities including a pool, clubhouse, and playground. Prime location just north of Sunrise Blvd on 441, close to shopping, parks, and local attractions. Additional highlights include smart home technology and eligibility for FHA & VA financing.

# PROPERTY LOCATION

Image



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