





**Price: \$284,900**

**MLS Number: A12034451**

**Condo / Town Home**

**3507 NW 13th St, Lauderdale, Florida 33311 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,120**

**HOA Fees: \$485**

**Year Built: 2014**

**Community: GEORGETOWN**

**Subdivision: GEORGETOWN**

## ABOUT THIS PROPERTY

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Beautiful, move-in ready 2-bedroom, 2.5-bath townhome located in the desirable gated Georgetown community in Lauderhill. Water views from the rear of the home, where the townhouse backs to a scenic lake. The functional layout features bright living areas, a convenient half bath on the first floor. The kitchen offers modern cabinetry and stainless steel appliances. Porcelain tile flooring and carpet upstairs add comfort and style throughout the home. Upstairs, you'll find two spacious bedrooms, including a private bedroom with its own bathroom. The home includes a one-car garage plus additional driveway parking. Residents enjoy a gated community with security patrol, a community pool, children's playground, and basketball court. Conveniently located near major highways, shopping centers, schools, and parks. Perfect for homeowners or investors. Pets welcome (subject to association rules and restrictions). Property available for rent. Association approval required. Minimum credit score of 650 per association.

# PROPERTY LOCATION

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Image



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