

**Price: \$540,000****MLS Number: F10549784****Condo / Town Home****5160 Sabal Gardens Ln Unit 1, Boca Raton, Florida 33487 USA****Beds: 3****Baths: 2****Taxes: \$6,374****Living Area: 1,975****Unit: 1****HOA Fees: \$2,100****Year Built: 1994****Community: SABAL GARDENS AT BOCA TEE****Subdivision: SABAL GARDENS AT BOCA TEE**

ABOUT THIS
PROPERTY

Hidden East Boca gem with vaulted ceiling's, grassy area out back large open floor kitchen. This home has 3 bedrooms, 2 bath rooms, separate laundry room and a permitted enclosed Florida room that can be used as an office or 4th bedroom. It has a one car garage with a long drive way. Private entrance and is a corner unit. Plenty of parking. Community pool. Perfect location to FAU and Lynn University ,shopping, schools, and everything downtown has to offer. Close distance to the beach. Brand new roof installed in 2024. Brand new kitchen and flooring. You can rent after 2 years of ownership.

FEATURES

Community:	Community In-door Swimming Pool, Community Tennis Court(s)
Flooring:	Tile Flooring, Vinyl Flooring
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator, Clothes Dryer
Interior:	Ceiling Fan(s), Vaulted Ceilings, Skylight(s), Walk-in Closet(s)
Recreation:	Tennis Court
Rooms:	Living/dining Room Combination, Eat in Kitchen
Scenery:	Tennis Court View, Garden View



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