

Image

**Price: \$209,000****MLS Number: H10604067****Condo / Town Home****10321 Oleander Ct Unit 0, Pembroke Pines, Florida 33026 USA****Beds: 2****Baths: 2****Taxes: \$1,356****Living Area: 1,196****HOA Fees: \$0****Year Built: 1980****Subdivision: Everglades Sugar & Land C Ceda****Elementary School: Pembroke Lakes****Middle School: Pines****High School: Flanagan;Charls**

# ABOUT THIS PROPERTY

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\*APPROVED Short Sale @ \$209k\* Handyman Special SS Villa in Desirable Cedar Woods Community in Pembroke Pines 2/2 loft- Recent remodeled Comps are: \$261k, \$262k, \$262k This Unit has high ceilings, wood cabinets, tile floors, Extra Loft that can be used as a 3rd bedroom. Ice Cold Central A/C System was replaced 1 year ago-Newer Hot Water Heater, New Washing Machine Nice private fenced patio/yard great for entertaining and grilling\*Lowest HOA fee in Pines @ \$82/Month\*- Dead end Street (Unit 1 away from water) 'Low Traffic Area' Community located very close to Pembroke Lakes Mall, CB Smith Park, I-75, Restaurants and 20 minutes for Hollywood beach. A rated school district. Termite Warranty Transfers to New Owners. \*Short Sale\*Bank Approved @\$209k! SEE BROKER REMARKS BELOW FOR QUESTIONS

## FEATURES

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| <b>Community:</b>    | Community Childrens Play Area'   |
| <b>Construction:</b> | Concrete Block Stucco  |
| <b>Exterior:</b>     | Patio, Storage/out-building(s)   |
| <b>Fencing:</b>      | Fenced   |
| <b>Financial:</b>    | Home Owners Fee  |
| <b>Flooring:</b>     | Carpet, Tile Flooring  |
| <b>General:</b>      | Pets Allowed   |
| <b>Heat/Cool:</b>    | Central Air Conditioning, Electric Heating   |
| <b>Inclusions:</b>   | Electric Range and Oven, Microwave Oven, Disposal, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer |
| <b>Interior:</b>     | Pantry, Ceiling Fan(s), Vaulted Ceilings, Skylight(s), Walk-in Closet(s)                                   |
| <b>Location:</b>     | Southeastern Exposure  |
| <b>Rooms:</b>        | Living/dining Room Combination, Breakfast Area, Master Bedroom on Main Floor, Loft                         |
| <b>Scenery:</b>      | Garden View  |
| <b>Style:</b>        | Townhouse Style  |
| <b>Utilities:</b>    | Tv Cable Available   |

# PROPERTY LOCATION

Image



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