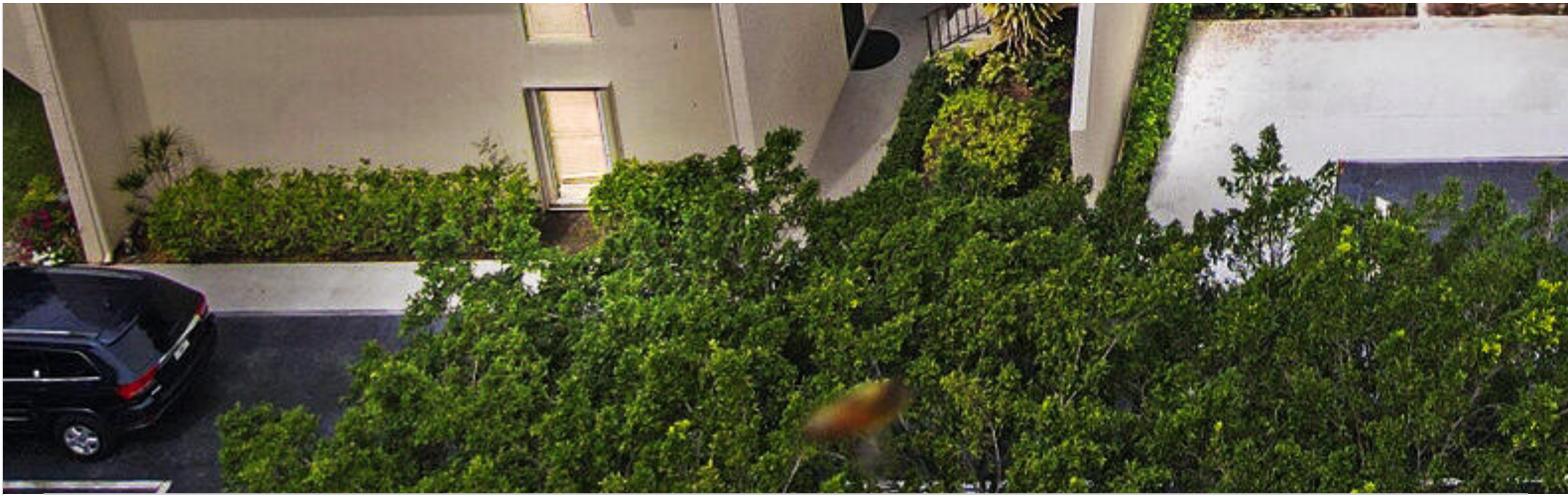






|                                                                     |  |                         |                                             |                    |  |
|---------------------------------------------------------------------|--|-------------------------|---------------------------------------------|--------------------|--|
| Price: \$230,000                                                    |  | MLS Number: RX-11144884 |                                             | Condo              |  |
| 1701 Presidential Way Unit A201, West Palm Beach, Florida 33401 USA |  |                         |                                             |                    |  |
| Beds: 2                                                             |  | Baths: 2                |                                             | Living Area: 1,470 |  |
| Unit: A201                                                          |  | Total Units: 6          |                                             | HOA Fees: \$942    |  |
| Year Built: 1971                                                    |  |                         |                                             |                    |  |
| Community: Condo 1 Garden Court                                     |  |                         | Subdivision: LANDS OF THE PRESIDENT CONDO 1 |                    |  |

# ABOUT THIS PROPERTY

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Welcome to 1701 Presidential Way, a beautifully renovated 2-bedroom, 2-bathroom condo in the highly desirable Lands of the Sun. This unit features a private screened patio and features brand-new premium vinyl wood plank flooring, fresh interior paint, and upgraded ductwork. The unit has been fully updated and includes updates include A/C in 2018 and a new roof in 2017. The well-maintained community offers a secure, gated entrance and a large clubhouse.

## FEATURES

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|               |                                                                                                                                                                           |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community:    | Gated Community                                                                                                                                                           |
| Construction: | Concrete Block Stucco                                                                                                                                                     |
| Exterior:     | Balcony                                                                                                                                                                   |
| Financial:    | Lease Option                                                                                                                                                              |
| Heat/Cool:    | Central Air Conditioning, Central Heat                                                                                                                                    |
| Inclusions:   | Electric Range and Oven, Stove, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Freezer, Clothes Washer, Clothes Dryer, Range and Oven |
| Interior:     | Walk-in Closet(s)                                                                                                                                                         |
| Lot:          | Corner Lot, Sidewalk                                                                                                                                                      |
| Parking:      | Assigned Parking, Guest Parking                                                                                                                                           |
| Rooms:        | Living/dining Room Combination                                                                                                                                            |
| Scenery:      | Golf Course Frontage, Golf Course View                                                                                                                                    |
| Style:        | Contemporary                                                                                                                                                              |



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