



**\$315,000**

## 3660 CITRUS TRCE # 4, DAVIE FL 33328

<https://staging1.bravoregroup.com>

Perfect for college roommates! Spacious 2-bed, 2-bath condo less than 2 miles from Nova Southeastern and nearby universities. Each bedroom feels like a primary suite, offering privacy and comfort. Enjoy 1,358 sq ft of living space with a large screened-in balcony and peaceful water views. Features include wood kitchen cabinets, a mix of tile, laminate, [...]

- 2 beds
- 2 baths
- Condo
- For Sale
- Active
- 1358 sq ft



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Phone: (305) 713-8000

Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)

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## Property Features

**Date added:** Added 4 months ago

**Type:** Condo

**Bedrooms:** 2 beds

**Area:** 1358 sq ft

**Subdivision Name:** ISLA MERITA CONDOMINIUM I

**Original List Price:** 345000

**County:** Broward County

**Bathrooms Full:** 2

**Pets Allowed:** Restrictions Or Possible Restrictions

**Association Fee:** \$477

**Category:** For Sale

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1973

**Association:** Yes

**Previous List Price:** 325000

**DOM:** 116

**Lot Size:** 0 sq ft

**MLS ID:** A11824798

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## Building Details

**Building Area Total:** 1358 sq ft **StoriesTotal:** 2

**Year Built Details:** Resale

**Parking Features:** 2 Or More Spaces, Assigned, Guest

**Security Features:** Other

**View:** Canal, Water View

**Building Name:** \$0

**Construction Materials:** Frame

**Entry Level:** 2

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## Amenities & Features



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**Appliances:** Dishwasher, Dryer, Electric Water Heater, Microwave, Electric Range, Refrigerator, Washer

**Cooling:** Ceiling Fan(s), Central Air, Electric

**View Yes / No:** Yes

**Waterfront Features:** Canal Front

**Interior Features:** Second Floor Entry, Pantry, Split Bedroom, Walk-In Closet(s), Utility Room/Laundry

**Furnished:** Unfurnished

**Cooling Yes/ No:** Yes

**Exterior Features:** Screened Balcony

**Architectural Style:** Corner Unit, Split Level

**Window Features:** Partial Panel Shutters/Awnings, Hurricane Shutters, Blinds, Sliding

**Heating:** Central, Electric

**Flooring:** Carpet, Tile

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## Nearby Schools

**High School:** Western

**Middle Or Junior School:** Indian Ridge

**Elementary School:** Silver Ridge

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## Miscellaneous

**Structure Type:** Condo 1-4 Stories, Condo

**Association Amenities:** Barbecue, Clubhouse-Clubroom, Exterior Lighting, Pool, Tennis Court(s)

**Laundry Features:** Utility Room/Laundry, Washer/Dryer Hook-Up

**Disclosures:** Disclosure

**Listing Courtesy of:** Redfin Corporation

**Inclusions:** Unrestricted Salt Water Access

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## Rooms

**Room Master Bathroom Features:** Combination Tub & Shower

**Room Bedroom Features:** Entry Level, Primary Bath Shower, Primary Bath Tub

**Room Living Room Features:** Utility Room/Laundry



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