

# BELMONT AT NORTH LAUDERDALE



2304 Belmont Lane  
North Lauderdale, Florida 33068



BELMONT  
at  
NORTH LAUDERDALE

#### SCHOOLS

- Pinewood Elementary School
- Silver Lakes Middle School
- Anderson Boyd High School

#### 1 Bedroom | 1 Bath | 1 Car Garage

It would be difficult to find a better purchase than this spacious 1 bedroom, 1 bath condo in North Lauderdale. Features in the home include high ceilings, laundry area, all appliances (including washer/dryer), tile and carpet flooring, beautifully arched doorway, light filled rooms, a balcony, and one car garage. This is a great first home or investment property. This is a well maintained home in a peaceful and quiet gated neighborhood. The community includes a pool, clubhouse and playground. This is located near shopping, restaurants, and major highways. All financed offers must include a Bank of America pre-qualification letter. Please allow 2-3 business days for a seller response.



(954) 752-1986

[www.DuPreeTeam.com](http://www.DuPreeTeam.com)

**Keyes**  
REAL ESTATE • MORTGAGE • TITLE

Information believed accurate but is not warranted.

# MLS INFORMATION

Marta DuPree

RE2 - CONDO/CO-OP/VILLA/TOWNHOUSE

RAGFL

ML: F1172550 BC: KEYE37 / The Keyes Company 7 AREA: 3641 SH SALE: N REO: Y STATUS: A  
 AD: 2304 Belmont Ln UN: 2304 RP: LLP: LP: \$50,900  
 CT: BROWARD F#: 494111AE2480 CITY: NLAUDER ZP: 33068-4293 GEOAR: NW41  
 LG: BELMONT AT NORTH LAUDERDALE CONDO UNIT 2304 FL#: 1 TOTFL: 2 BLDG#: 1  
 STYLE: T52  
 TYPE: CONDO

MC: TN: 4941 SE: 11 SD: PN: 2480 MAP: ST: FL  
 DV: CN: Belmont INTLVLS: 0  
 MN: F\$: UNIT BLG: UNIT COMPLX:

LA: 878 TA: 878 YR: 2005/ RS CONV: EFF: BED: 1 FBATH: 1 HBATH: 0 #I: 15  
 UNIT: OTHER DET: N MNLIV: DOCK SPACE#: 0  
 GOVRN: HOA GARAG: 1 ATT CPT: PARK SPACE#: 0  
 WTRFR: N WTRAC: FACE:  
 UNTVW: NONE SECUR: ENT-CARD COMPFENC BAL&P: Y  
 CONST: CBS DINE: SF/FF: 0  
 PARK: 1SPACE PARKING RESTRICT:  
 FLOOR: CARPET MIN LS #DAY: 365 #LSE YR: 1

REM: This 1 bedroom 1 bath condo with an attached garage and balcony, will be a perfect starter home or even for investment purposes. It is located in a peaceful and well maintained gated community, close to shopping, restaurants, and highways. Keep in mind that all financed offers must include a BANK OF AMERICA pre-qualification letter. Please allow 2-3 business days for seller response.  
 ES:  
 MS:  
 HS:

DIR: ON MCNAB ROAD BETWEEN UNIVERSITY DR AND ROCK ISLAND ON THE SOUTH SIDE

BRK-REM: For Bank of America pre-approval letter contact [philip.mastrianni@bakofamerica.com](mailto:philip.mastrianni@bakofamerica.com). Corp buyers provide Articles/LLC/Trust docs.

LR: DR: DA: KT: FR: FL: PR:  
 MB: 2B: 3B: 4B: DN: UR: PB:  
 BEDRM: MBRUPSTR CF: 0  
 MSBTH: PETS: Y/ RES

ROOMS:  
 INTER: 1FLENTRY CLOS-CAB  
 EQUIP: DISHWASH MICRO RANGE-E REFRIG WASHER DRYER

WINDW: EXTER: OPENBALC

MAINT: BLDEXTER LAWN-LAND PARKING

AMENS: POOL PLAYAREA CLUBHSERM

RESTR: OTHER APPRV: 3-4WKS HOPA: N  
 HEAT: CENTRAL COOL: CENTRAL

TRMCONS: CASHONLY CONV ASSUME: DAV/SOH: \$38,710  
 MPR: N TOA: C TOTAL FEES: \$224 /M DMV/ASV: \$38,710  
 TAXES: \$1,135 TAXYR: 2011 TAX: CITY/CNTY TM:  
 APP FEE: \$100 MAINT FEE: \$224 LAND LSE: \$0 REC LSE: \$0  
 SPEC: POSS: FUNDING IDX: Y

LPID: 0201118 / Marta DuPree APH: 954-752-1986 OPH: 954-752-0900 x 0  
 2PID: ZAG: FAX: 954-845-3335  
 LTY: ER ON: ON#: 2PH:  
 URL: PHOTO: 1PLUS BRD: F

EMAILA: [martadupree@dupreeteam.com](mailto:martadupree@dupreeteam.com) VT:  
 COBA: COTB: CONR: VAR: N JA: Own Agt: N WD:  
 OCCUP: VACANT SHOW: SHOWASSIST LD: XD:  
 PREV STATUS: STATUS CHNG: OK ADV: N L1:  
 PREV\$: PRICE CHNG: ORIG\$: \$50,900 L2:  
 INET: Y/1 bedroom 1 bath with an attached car garage located in a well maintained and gated community. Ok to lease the first year.

PD: CONTING: DM: FURN: CD: SP:  
 ECD: CB: SPID: S1:  
 TR: SC: SPID2: S2:

\*(c) 2012 - REALTOR Association of Greater Ft. Lauderdale - INFORMATION IS BELIEVED ACCURATE BUT IS NOT WARRANTED\*

INFORMATION BELIEVED ACCURATE BUT NOT WARRANTED

954.752.1986  
[www.floridahomecenter.com](http://www.floridahomecenter.com)

