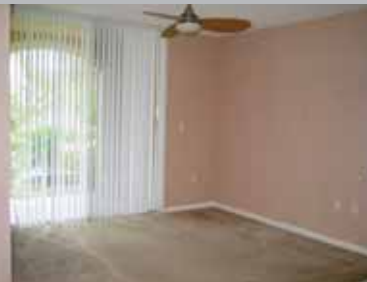


Carrington at Coconut Creek



4852 N STATE RD 7
2 Bedrooms & 1 Bathroom

*F*abulous gated community with clubhouse, tennis, indoor racquetball court, exercise room & pool! First floor unit with 2 parking spots. Neutral decor! 2nd bedroom perfect for study with French doors! Inside washer/dryer! Hurricane shutters. Easy access to Sawgrass Expressway and close to shopping! Great schools!



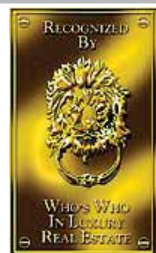
31 Years Experience • Cumulative Sales In Excess of \$800 Million • Relocation Specialists



(954) 752-1986

Come visit our website:

www.DuPreeTeam.com



Information believed accurate but is not warranted.

Marta DuPree

RE2 - CONDO/CO-OP/VILLA/TOWNHOUSE

Southeast Florida MLS

ML: F1095469 BC: KEYE37 OF: The Keyes Company 7
AD: 4852 N STATE RD 7
CT: BROWARD F#: 484207AB0460
LG: CARRINGTON AT COCONUT CREEK UNIT 3105 BLDG 3

AREA: 3513 SH SALE: Y / AP
UN: 105 RP: LLP
CITY: COCOCRK ZP: 33073
FL#: 1 TOTFL: 3

REO: N STATUS: A
LP: \$75,000
GEOAR: NE41
BLDG#:
STYLE: C41
TYPE: CONDO

MC: TN: 4842 SE: 7 SD: PN: 0460 MAP: ST: FL
DV: CARRINGTON AT C.C. CN: CARRINGTON AT COCONUT CR INTLVLS: 0
MN: F\$: UNIT BLG: UNIT COMPLX:

LA: 0 TA: 0 YR: 2001/ UC CONV: EFF: BED: 2 FBATH: 1 HBATH: 0 #I: 0
UNIT: GARDNAPT CORNER DET: N MNLIV: ENTLEVEL DOCK SPACE#:
GOVRN: CONDO GARAG: 0 CPT: 0 PARK SPACE#: 181
WTRFR: N WTRAC: FACE:
UNT VW: NONE SECUR: OWNBALRM BAL&P: Y
CONST: CBS DINE: FORMAL SF/FF: 0
PARK: GUEST 2+SPACES PARKING RESTRICT:
FLOOR: TILE CARPET MIN LS #DAY: 365 #LSE YR: 1
REM: FABULOUS GATED COMMUNITY WITH CLUBHOUSE, TENNIS, INDOOR RACQUET BALL COURT, EXERCISE RM, & POOL! 1ST FLOOR UNIT. NEUTRAL DECOR! 2ND BDRM PERFECT FOR STUDY WITH FRENCH DOORS! INSIDE WASHER/DRYER! HURRICANE SHUTTERS. 2 PARKING SPOTS #'S 181 & 97. EASY ACCESS TO SAWGRASS EXPRESSWAY & CLOSE TO SHOPPING! GREAT SCHOOLS! SHORT SALE!

DIR: SAMPLE RD TO 441 NORTH PASS WILES ROAD TO CARRINGTON ENTRANCE ON RIGHT

BRK-REM: SHORT SALE SUBJECT TO LENDER APPROVAL. COMMISSIONS SUBJECT TO LENDER APPROVAL ANY REDUCTION SPLIT 50/50

LR: 15X13 DR: 11X10 DA: KT: FR: FL: PR:
MB: 14X12 2B: 10X11 3B: 4B: DN: UR: PB:
BEDRM: 1BR+GRND ENTRYLVL MBRGRND CF: 3
MSBTH: CBTUB&SHW PETS: Y/ NON
ROOMS:
INTER: FOYER PANTRY
EQUIP: DISHWASH DISPOSAL DRYER RANGE-E REFRIG SMOKEDET MICRO SECURITY SELF CLEAN WASHER
WNDW: EXTER: OPENPORCH SHUTTERS
MAINT: CABLE COMNAREA PARKING POOLSVC RECFACIL SEWER TRASHREM WATER
AMENS: BUSINESS POOL TENNIS VEHICLWSH SPAHOTTB EXERCISRM
RESTR: OKLEASE APPRV: ASSOC HOPA: N
HEAT: CENTRAL ELEC COOL: CENTRAL ELEC

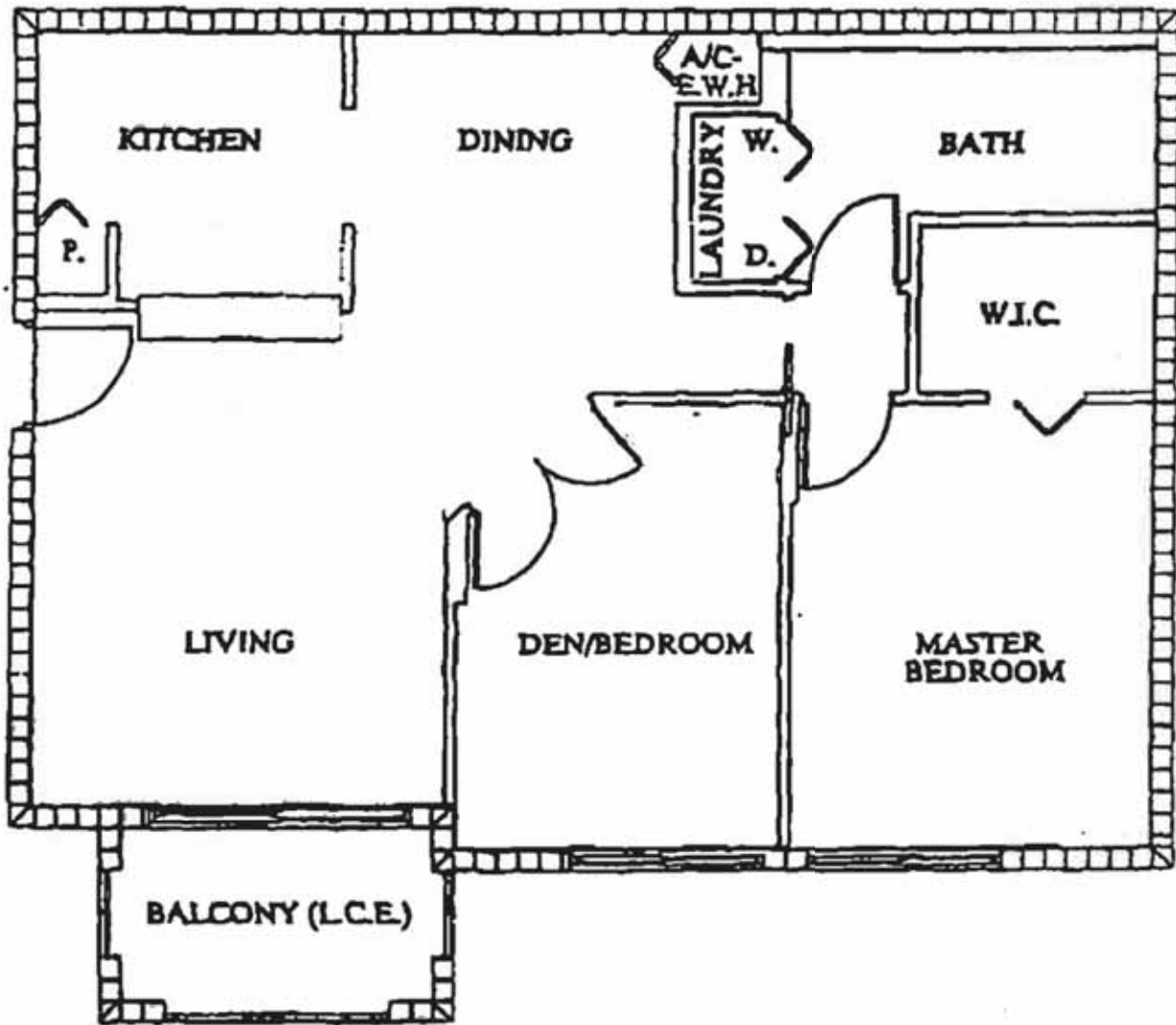
TRMCONS:OTHER ASSUME: DAV/SOH:
MPR: N TOA: C TOTAL FEES: \$377 /M DMV/ASV:
TAXES: \$1,560 TAXYR: 2009 TAX: HOMESTEAD TM:
APP FEE: \$100 MAINT FEE: \$0 LAND LSE: \$0 REC LSE: \$0
SPEC: POSS: FUNDING IDX: Y

LPID: 0201118 LS: Marta DuPree APH: 954-752-1986 OPH: 954-752-0900
2PID: 2A: ZAG: FAX: 954-752-2378
LTY: ER ON: ON#: 2PH:
URL: PHOTO: 1PLUS BRD: F
EMAILA: martadupree@dupreeteam.com VT:
COBA: COTB: CONR: VAR: N JA: WD:
OCCUP: OWNER SHOW: CALL-LO APPT-ONLY LD: XD:
PREV STATUS: STATUS CHNG: OK ADV: Y L1:
PREV\$: PRICE CHNG: ORIG\$: \$75,000 L2:
INET: Y/BEAUTIFUL 2/1 ON FIRST FLOOR! GATED, COMMUNITY POOL, TENNIS, RACQUET BALL & PLAYGROUND! EASY ACCESS TO EXPRESSWAY & SHOPPING!

PD: CONTING: DM: FURN: CD: SP:
ECD: CB: SPID: SS: S1:
TR: SC: SPID2: SS2: S2:

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Floor Plan



ALL PLANE FEATURES & APPLIANCES ARE SUBJECT TO CHANGE OR SUBSTITUTION AS DEEMED APPROPRIATE BY THE BUILDER OR ARCHITECT OR AS REQUIRED BY BUILDING CODE LAW.



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Keyes
REAL ESTATE COMPANY, INC.