



Status: Active-Available
 Unit #: 103
 # Units in Complex: 18
 Total Units in Bldg: 42
 Unit Flr Loc: 1
 Total Floors in Bldg: 3
 # of Interior Levels: 0
 SqFt Liv Area: 950
 SqFt Total Area: 0
 Convertbl Bdrm?
 Type: Condo
 Style: Condo 1-4 Stories
 Model Name:
 Legal Desc: LIME BAY 8 CONDO UNIT 103 BLDG 17

Township: 4941
 Zip Code: 33321-3465
 Year Built: 1974/ Resale
 County: Broward County
 Subd #:
 Zone:
 Section:
 Design: Corner Unit, West Of Us1
 Complex Name: Lime Bay Condos @ Tamarac
 Building #: 17
 Development: Lime Bay at Tamarac
 Min # Days for Leases: 90
 # Times Leased Per Year: 1

REF #: F1208711

Bedrooms: 2
 Full Baths: 2
 Half Baths: 0

Super bright corner unit condo with a great view on the canal. All new windows let the sun enter in this 2/2 apartment tiled throughout. A/C was replaced a few years ago and 6 fans help cool this beautiful condo. The kitchen is flawless still in its original design. Newer appliances and A/C under contract with Pride. Furnished as seen except pictures and posters. Association represents itself as a senior community (55+) and requires 20% down at signing of contract.

Furnished Info: Furnished Balcony/Porch/Patio? Y Efficiency: # Ceiling Fans: 0
 Room Dimen: LR: DR: DA: KT: FR: FL: UR:
 PB: PR: MB: 2B: 3B: 4B: DN:
 Floor Desc: Ceramic Floor Bedroom Desc: At Least 1 Bedroom Ground Level

Dining Desc:
 Int. Features: Custom Mirrors, Dome Kitchen, Walk-In Closets

Master Bath:

Equipment: Dishwasher, Disposal, Electric Range, Refrigerator

Rooms:

Faces: Dock Space#:

Construction: Cbs Construction Restrictions: No Lease 1st Year Owned, Okay To Lease
 Windows: Blinds/Shades

View: Canal, Garden View

Pet Info: Y/ Restrictions Or Possibl

Garage - # Spaces/Desc: 0

Exterior Feat: Other

Carport - # Spaces/Desc: 0

Maint Incl: All Amenities, Building Exterior, Cable Tv, Common Area, Insurance, Laundry Facilities, Landscaping/Lawn Maintenance, Legal/Accounting, Manager, Pest Control

Parking Desc: / 1 Assigned Space, Guest Parking

Heat: Electric Heat

Parking Restrict: No Rv/Boats, No Trucks/Trailers

Waterfront Info: Y/ Canal Front

Waterfront Access: None

Cool: Ceiling Fans, Central Cooling, Humidistat

Security Info: Other Security

Amenities: Bike/Jog Path, Bike Storage, Billiard Room, Bbq/Picnic Area, Business Center, Clubhouse-Clubroom, Community Room, Exercise Room, Heated Pool, Library, Shuffleboard, Spa/Hot Tub

Housing-Older Person Act: Verified

Range Price?/Low List Price:

Assumable?

Maintenance Charge/Month \$ 321

Terms Considered: Cash Only

Type of Assoc? C/\$ 321 paid Monthly

Membership?/Purchase Fee: N

Directions: WEST ON MCNAB, PAST PINE ISLAND RD, TO EAST WESTWOOD BLVD SOUTH AND TURN RIGHT ON LIME BAY BLVD TO BUILDING 17.

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