

4812 NE 23 AVE #3, FORT LAUDERDALE, FL 33308

- 2 Bed, 2 Bath Condo in The Colonial Condo
- Small 2-Story Boutique Building with 12 Units
- Building Located East of US-1, on Coral Ridge Country Club Golf Course
- Ideally Located Close to Lauderdale By the Sea Beaches, Restaurants, Nightlife, Shopping. Bayview Schools

INTERIOR/GENERAL

- Totally Renovated Spacious Unit
- Complete Impact Glass
- Brand New Vinyl Flooring
- Lots of Natural Light
- Smooth Ceilings
- LED Lighting
- Main Bedroom has Exit to Patio
- Brand New Bathrooms
- French Doors
- Open Quartz Kitchen w/ Modern Custom Cabinets, Brand New Appliances, Snack/Bar Counter

EXTERIOR

- Screened Porch
- Private Fenced Backyard w/ BBQ and Paved Area
- Community Laundry on Same Floor (Washer & Dryers are Allowed in Units)
- Community Pool with Golf Course Views
- Picnic Table
- 2 Assigned Parking Spaces Next to Entrance (J)
- Guest Parking
- Storage Room on Same Floor
- Security Patrol
- The Roof is 2009

AMENITIES BBQ/Picnic Area, Golf Course, Community Pool

HOA INFORMATION

- Allied Property Management Group, www.alliedpmg.com, Zindi Rios 561-214-4517
accountingadmin@alliedpmg.com
- Maintenance Fee \$950 Monthly
- Fee Includes All Amenities, Building Exterior, Common Area, Landscaping/Lawn Maintenance, Parking
- Application Required, 3-4 Weeks Approval
- Ok to Lease
- 2 Pets 45 lbs. Allowed for Owners
- No Assessments Planned
- Financing Okay

**** If the new owner wants to install a new washer & dryer they need to get permission from the Board Members****

ALL PROPERTY DOCUMENTS

<https://drive.google.com/drive/folders/1YxwQf4G7wmmdbba3eiOURJ9CmdO-HVe6?usp=sharing>

HOA DOCUMENTS

https://drive.google.com/drive/folders/1DeiST4vcAimbHS9XBWKXUqjWKJWqLm_7?usp=sharing

PROPERTY VIDEO

https://drive.google.com/file/d/1CbRfwW-ZQ0eHShqffJ7jIKe8_2kG5cE9/view?usp=sharing