

4141 44TH AVENUE LAUDERDALE LAKES FL 33319

<https://candiscarmichael.com>



MOTIVATED SELLER. Beautiful 2 Br 2 BA Condo in the heart of Ft. Lauderdale on second floor, one of the largest unit being its a corner unit located in a 55+ Community. Very quiet community and located at a very short distance of everything. Priced to sell quickly. Discover comfortable condo living in the heart [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1185 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6396830



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Phone: 727-888-3292
 Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6396830>

Basics

Unit Number: 226

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 186002 sq ft

UnitNumber: 226

ListOfficeName: EXP REALTY LLC

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1185 sq ft

Year built: 1972

SubdivisionName: EMERALD CONDO

ListAOR: mfrmls

Location Details

Township: 49

Road Surface Type: Paved

Property Features

Interior Features: Living Room/Dining Room Combo, Open Floorplan, Walk-In Closet(s)

Flooring: Carpet

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Shingle

Water Source: None

Cooling: Central Air

Furnished: Negotiable

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

Laundry Features: Laundry Room

Exterior Features: Sliding Doors

Utilities: Cable Available, Electricity Available, Public, Water Available

Sewer: Public Sewer

Heating: Central



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Property Details

Subdivision Name: EMERALD CONDO

Levels: Three Or More

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 49-41-24-BB-0530

Direction Faces: South

Construction Materials: Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee Includes:
None

Community Features: Community Mailbox, No
Truck/RV/Motorcycle Parking, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$3,249

Tax Legal Description: EMERALD CONDO UNIT 226 PER CDO
BK/PG: 4733/1

Tax Lot: 226

Rooms



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| Room type | Level |
|-----------------|-------|
| Primary Bedroom | First |
| Bedroom 2 | First |
| Kitchen | First |
| Living Room | First |

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, No Truck/RV/Motorcycle Parking, Street Lights

Utilities: Cable Available, Electricity Available, Public, Water Available

Amenities: Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sliding Doors

Features: Living Room/Dining Room Combo, Open Floorplan, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Central

Roof: Shingle

Miscellaneous



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Ownership: Condominium

Occupant Type:
Vacant

Showing Requirements: 24 Hour Notice, Appointment Only, Call Listing Agent, No Lockbox



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