

# \$69,900

## 3304 Aruba Way, Unit G-3

**Beds:** 1  
**Baths:** 1  
**Living Area:** 900 sqft  
**Neighborhood:** Coconut Creek

### YOUR AGENT



## Brian Paran

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### AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | ✓ | <b>Garden View</b>    | - |
| <b>Central Heat</b>     | ✓ | <b>Pool</b>           | ✓ |
| <b>Refrigerator</b>     | ✓ | <b>Doorman</b>        | - |
| <b>Dishwasher</b>       | ✓ | <b>Vallet</b>         | - |
| <b>Washer</b>           | ✓ | <b>Gym</b>            | ✓ |
| <b>Walk-In Closets</b>  | - | <b>Impact Windows</b> | - |

### KEY FEATURES

|                       |          |                        |               |
|-----------------------|----------|------------------------|---------------|
| <b>Living area:</b>   | 900 sqft | <b>Days on market:</b> | 1628 days     |
| <b>Maintenance:</b>   | \$ 432   | <b>Type:</b>           | apartment     |
| <b>Tax:</b>           | \$ 1,240 | <b>Year Built:</b>     | 1982          |
| <b>\$ /sqft:</b>      | \$ 78    | <b>Unit #:</b>         | G-3           |
| <b>Half Bath/WC:</b>  | -        | <b>Neighborhood:</b>   | Coconut Creek |
| <b>Parking Space:</b> | 1        | <b>Zip Code:</b>       | 33066         |
| <b>Floor #:</b>       | 3rd / 4  | <b>Ref./MLS ID:</b>    | F10202292     |

### MY NOTES