

Hamptons

INTERNATIONAL



3469 Merrick Ln, Margate, FL 33063

3  3 

£290,000

(\$379,999)

Property details



Key features

- Sewer: Public
- Pool Description: Pool
- Cooling: Central A/C
- Water: City Water

Attributes

 Swimming pool

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Description

Beautifully updated 3-bedroom, 2.5-bath townhouse in sought-after Merrick Preserve, a gated community in the heart of Margate. All bedrooms are conveniently located upstairs, offering privacy and a functional layout. The highlight of this home is its serene preserve view with mature trees and lush greenery, creating a peaceful and natural setting. Recent improvements include a new roof (2024), luxury vinyl wood flooring throughout (2024), remodeled kitchen (2020), A/C system replaced in 2022, dryer (2023), and washer (2025). Community amenities include a swimming pool and beautifully maintained common areas. Ideally located near shopping, restaurants, parks, and schools, with convenient access to major roadways, just 5 minutes from Florida's Turnpike and close to State Road 7 (441). Property may be rented immediately with a yearly lease. One pet is permitted (dog or cat), with a maximum weight of 25 lbs. The association does not require a minimum down payment; however, FHA financing is not permitted. A minimum credit score of 650 is required for buyer approval. The HOA fee includes roof insurance. Unit owners are responsible for maintaining their own homeowners insurance (HO-6 policy). No work trucks are permitted. Pickup trucks must have a covered truck bed while on the property.















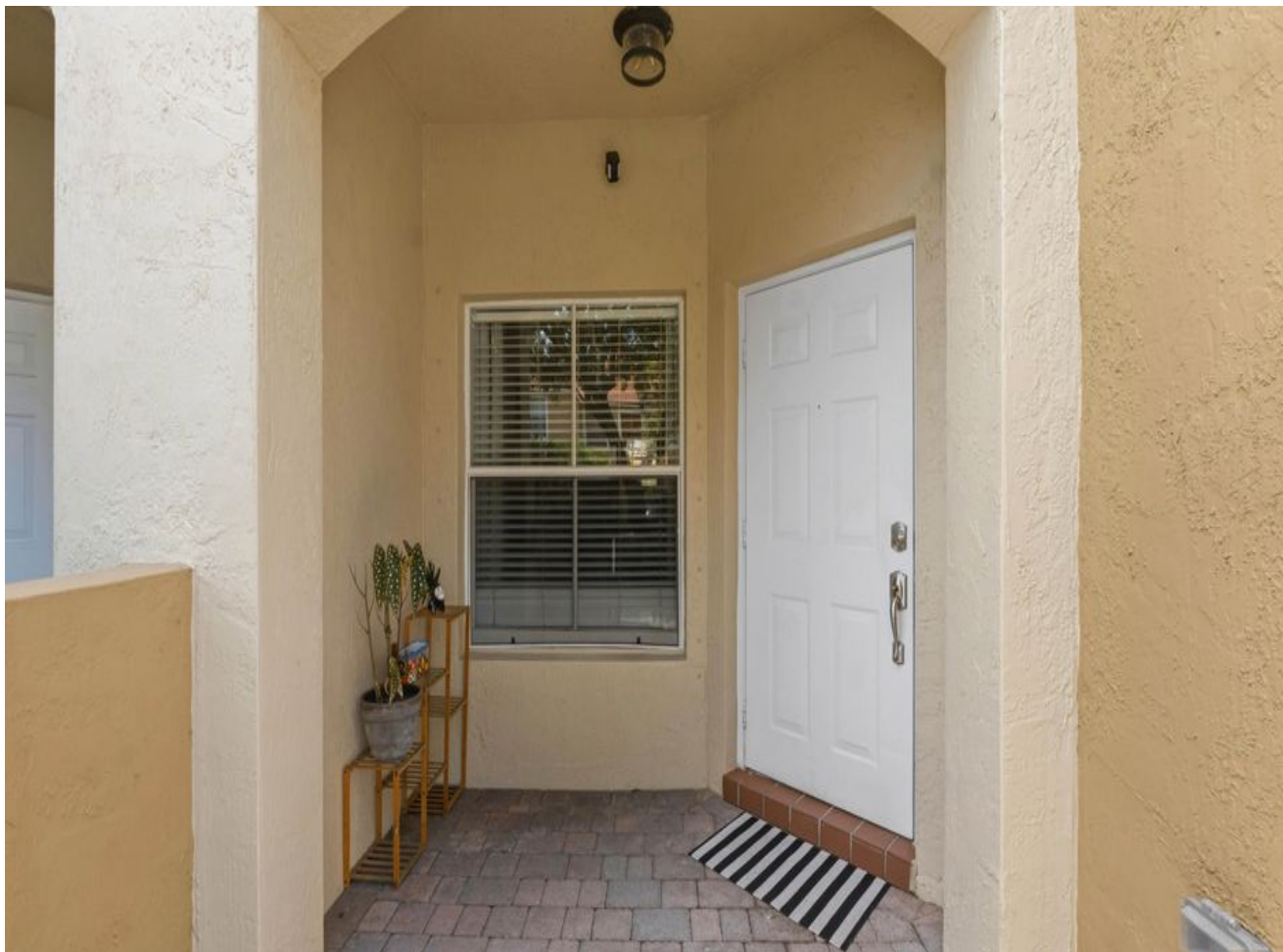






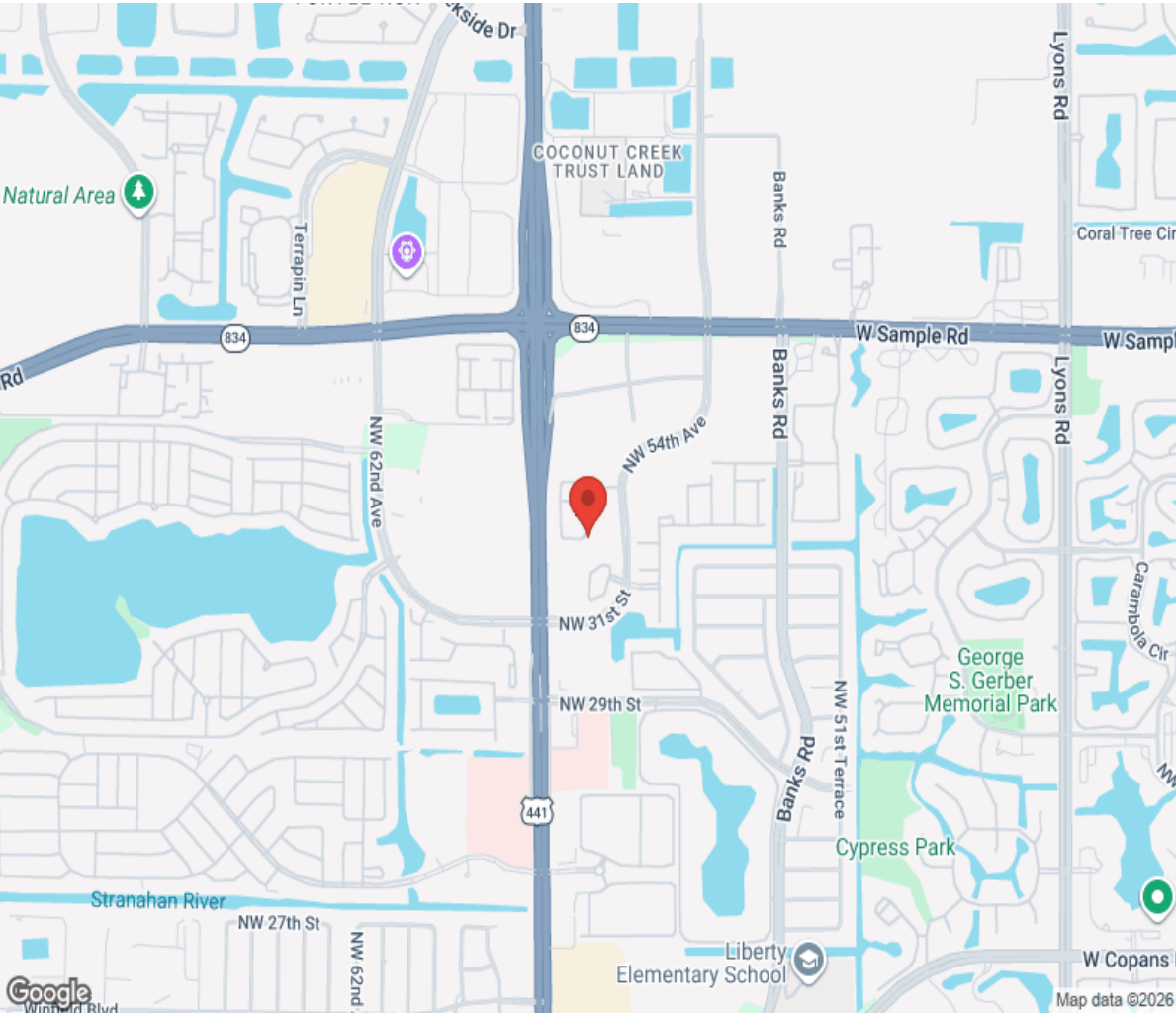








Location



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