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## 12640 SW 7 ST

Kings Manor  
12500 State Road 84, Davie, Florida 33325  
**Price: \$53,000**

In this calm, clean and tranquil neighborhood this could be the home you're looking for! With a spacious floor plan, a beautifully featured kitchen and conveniently in-house located washer and dryer, this 2/2 would make an amazing home for a couple or small family. With a huge his-and-hers closet in the master bedroom, new laminate floors throughout and two entrances including sliding glass doors that bring in lots of natural light, the experience of this home is topped off with a spacious living room, dining room and kitchen accentuated by an island-bar feature that creates separation between the spaces without closing off the open-space concept. This home is a block away from SR 84 and I595 which makes a quick drive to every and is surrounded by great dining experiences, gas stations, grocery stores and top-rated schools. Give us a call today to set an appointment to view this home that could be just perfect for you!

### PROPERTY FEATURES

|                       |                      |                         |                   |                        |                 |
|-----------------------|----------------------|-------------------------|-------------------|------------------------|-----------------|
| Available from:       | 11-03-2020           | Serials:                | 1                 | Disposal:              | Yes             |
| Sign location:        | Yard                 | Serial #1:              | FLFLN33B1492OSC   | Washer:                | Yes             |
| Title location:       | Owner                | Roof:                   | Shingle           | Dryer:                 | Yes             |
| Owner financing:      | No                   | Siding:                 | Vinyl             | Washer & Dryer Loc.:   | House           |
| Park Monthly Fee:     | \$881                | Skirting:               | Aluminum          | Hook-up Loc.:          | House           |
| Monthly Fee Includes: | Mowing ,Trash ,Sewer | Sheds:                  | 1                 | Electric:              | Circuit Breaker |
|                       |                      | Shed 1 Size:            | 6X6               | Electric Meter Loc.:   | Outside         |
| Share available:      | No                   | Pool:                   | Yes               | Electric Service Loc.: | Outside         |
| Sublease:             | No                   | Pool Heated:            | Yes               | Heating:               | Central         |
| Waterfront:           | No                   | Pets allowed:           | Yes               | Cooling:               | Central         |
| Gulf access:          | No                   | Pet section:            | No                | Thermostat Loc.:       | Hallway         |
| Dock:                 | No                   | Pet Weight Limit (lbs): | 25                | Water Turn-On Loc.:    | outside         |
| Year built:           | 1993                 | Furnished:              | No                | Water Heater:          | Electric        |
| Make:                 | SUNC                 | Fridge Type:            | Regular ,Icemaker | Water Heater Loc.:     | Inside          |
| House length (ft):    | 42                   | Stove:                  | Electric          | Termite Contract:      | No              |
| House width (ft):     | 18                   | Microwave:              | Yes               | Pest Control Contract: | No              |
| Add-on:               | No                   | Dishwasher:             | Yes               |                        |                 |
| Carport:              | 4 car                |                         |                   |                        |                 |

### INVENTORY LIST

INFORMATION HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED

