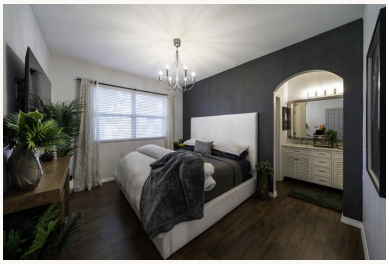
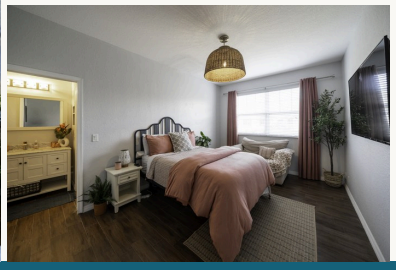
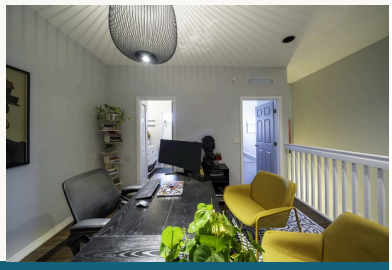
JUST LISTED

3317 NW 29th Ct, Lauderdale Lakes

Carriage Homes at Bentley Park. A gated two story townhome with a renovated kitchen, two upstairs suites, and a loft that can easily be converted to a third bedroom.



LISTED AT

$360,000

3317 NW 29th Ct

2 BED | 2.5 BATH | 1,574 SQ FT | 1 CAR GARAGE

OPEN HOUSE • SATURDAY, AUGUST 1ST • 11:00 AM TO 2:00 PM

Features & Community

- Rhino white marble counters, new backsplash
- Stainless steel kitchen appliances
- New flooring upstairs and downstairs
- Loft can easily be converted to a 3rd bedroom
- Two upstairs suites, each with en-suite bath
- Primary suite: double vanity, walk-in closet
- AC approximately 4 years old, in-unit laundry
- Hurricane panels for all windows
- Gated community with pool
- HOA $175/month, low for the area
- 2 dogs allowed per unit
- Near Turnpike, I-95 and US-441

Want more information on this property?

Scan the code to see the full listing.

Samantha Garabed

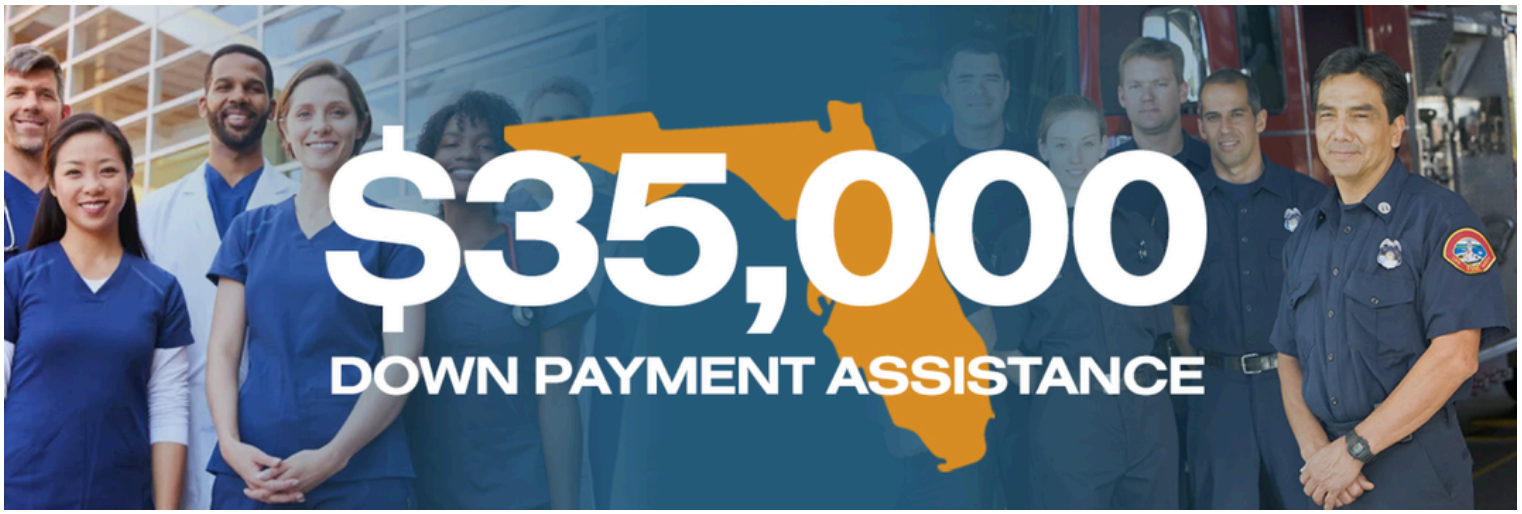
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Samantha@NewHomeNewYouFL.com

CALL OR TEXT ANYTIME



Florida Hometown Heroes

Program Highlights

- Up to $35,000 in down-payment & closing cost assistance
- 5% assistance based off first loan
- Minimum $10,000, maximum $35,000
- Reduced closing costs
- Prime interest rate at no cost

Basic Qualifications

- First-time homebuyer (unless Veteran/active military)
- Florida resident
- Work full-time in an approved occupation
- Qualify under county income limit
- Minimum 640 credit score
- Must be able to otherwise qualify for conventional/FHA/VA/USDA loan

Eligible Occupations

- School staff & childcare workers
- First responders
- Nurses
- Medical technicians/therapists
- Doctors & pharmacists
- Mental health workers
- Court employees
- Service members (active & retired)
- & More



Kyle Nelson
Loan Originator
NMLS #2067576
(561) 888-9098
Kyle.Nelson@ccm.com

CROSSCOUNTRY MORTGAGE™

Samantha Garabed
Realtor
Sellstate 360 Realty
(973) 477-3212
Samantha@newhomenewyoufl.com

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What This Home Could Cost You — BIG NEWS!

3317 NW 29th Ct, Lauderdale Lakes, FL 33311 | Purchase Price: $360,000

Standard FHA 3.5%

Purchase Price:	**$360,000**
Down Payment (3.5%):	**$12,600**
Loan Amount:	**$347,400**
Standard Closing Costs:	**$5,400**
Doc Stamps/Intangible Tax:	**$1,911**
Points (1%):	**$3,474**
Pre-Paids (est.):	**$6,600**
Total Costs:	**$17,385**
Total Costs + Down Payment:	**$29,985**

Cash to Close: $29,985

FHA 3.5% with Hometown Heroes

Purchase Price:	**$360,000**
Down Payment (3.5%):	**$12,600**
Loan Amount:	**$347,400**
Standard Closing Costs:	**$5,400**
Doc Stamps/Intangible Tax:	**EXEMPT**
Points:	**EXEMPT**
Pre-Paids (est.):	**$6,600**
Total Costs:	**$12,000**
Total Costs + Down Payment:	**$24,600**
Hometown Heroes Assistance:	**$17,370**

(5% of loan amount, 0% deferred second mortgage)

Cash to Close: $7,230

Low Monthly HOA: Just $175/month

Covers exterior painting, roof maintenance, lawn care, community pool & gated entry.

Estimates only. All figures subject to change based on lender, insurance, and tax proration at time of closing. Contact Kyle Nelson, CrossCountry Mortgage, NMLS #2067576, for an accurate quote specific to your situation. Equal Housing Opportunity. All loans subject to underwriting approval.