

**\$799,900**  
**6001 NW 40th St**

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,583 sqft  
**Neighborhood:** Miami Springs

YOUR AGENT



**Brian Paran**

**Phone:** +1 (305) 684-8999  
**Email:** brian@home61.com

AMENITIES

|                         |   |                        |   |
|-------------------------|---|------------------------|---|
| <b>Air Conditioning</b> | - | <b>None</b>            | - |
| <b>Central Heat</b>     | ✓ | <b>Pool</b>            | - |
| <b>Refrigerator</b>     | ✓ | <b>Fence</b>           | ✓ |
| <b>Dishwasher</b>       | ✓ | <b>Garage</b>          | ✓ |
| <b>Washer</b>           | ✓ | <b>Barbeque</b>        | - |
| <b>Walk-In Closets</b>  | - | <b>Impact Shutters</b> | ✓ |

KEY FEATURES

|                       |                   |                        |                      |
|-----------------------|-------------------|------------------------|----------------------|
| <b>Living area:</b>   | <b>1,583 sqft</b> | <b>Days on market:</b> | <b>67 days</b>       |
| <b>Lot size:</b>      | N/A               | <b>Type:</b>           | <b>house</b>         |
| <b>Tax:</b>           | <b>\$ 1,795</b>   | <b>Year Built:</b>     | <b>1975</b>          |
| <b>\$ /sqft:</b>      | <b>\$ 505</b>     | <b>Neighborhood:</b>   | <b>Miami Springs</b> |
| <b>Half Bath/WC:</b>  | -                 | <b>Zip Code:</b>       | <b>33166</b>         |
| <b>Parking Space:</b> | <b>2</b>          | <b>Ref./MLS ID:</b>    | <b>A11550113</b>     |

MY NOTES