

**\$1,350**

**609 NE 13th Ave, Unit 402**

**Beds: 1**  
**Baths: 1**  
**Living Area: 580 sqft**  
**Neighborhood: Fort Lauderdale**

**YOUR AGENT**



**Brian Paran**

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

**AMENITIES**

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | - | <b>Garden</b>         | - |
| <b>Central Heat</b>     | ✓ | <b>Pool (30x15)</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>   | <b>580 sqft</b> | <b>Available:</b>    | <b>Now</b>             |
| <b>Half Bath/WC:</b>  |                 | <b>Type:</b>         | <b>penthouse</b>       |
| <b>Parking Space:</b> | <b>1</b>        | <b>Year Built:</b>   | <b>1974</b>            |
| <b>Furnished:</b>     | <b>No</b>       | <b>Neighborhood:</b> | <b>Fort Lauderdale</b> |
| <b>Pets Allowed:</b>  | <b>No</b>       | <b>Zip Code:</b>     | <b>33304</b>           |
| <b>Floor #:</b>       | <b>4th / 4</b>  | <b>Ref./MLS ID:</b>  | <b>A10653146</b>       |

**MY NOTES**