

**\$374,900****4540 N Ocean Dr, Unit 306**

**Beds:** 2  
**Baths:** 2  
**Living Area:** 1,284 sqft  
**Neighborhood:** Lauderdale By The Sea

## YOUR AGENT

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

## AMENITIES

<b>Air Conditioning</b>	✓	<b>Other View</b>	—
<b>Central Heat</b>	—	<b>Pool</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>	1,284 sqft	<b>Days on market:</b>	2110 days
<b>Maintenance:</b>	\$ 600	<b>Type:</b>	apartment
<b>Tax:</b>	\$ 2,047	<b>Year Built:</b>	1970
<b>\$ /sqft:</b>	\$ 292	<b>Unit #:</b>	306
<b>Half Bath/WC:</b>	—	<b>Neighborhood:</b>	Lauderdale By The Sea
<b>Parking Space:</b>	1	<b>Zip Code:</b>	33308
<b>Floor #:</b>	3rd / 6	<b>Ref./MLS ID:</b>	F10132914

## MY NOTES