

# \$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

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## 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> | 2097 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