

**\$4,050****11523 SW 13th Dr**

**Beds:** 3  
**Baths:** 3  
**Living Area:** 1,975 sqft  
**Neighborhood:** **Pembroke Pines**

## YOUR AGENT

**Brian Paran**

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

## AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | — | <b>View</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 Windows</b> | — |

## KEY FEATURES

|                       |                   |                      |                       |
|-----------------------|-------------------|----------------------|-----------------------|
| <b>Living area:</b>   | <b>1,975 sqft</b> | <b>Available:</b>    | <b>Now</b>            |
| <b>Lot size:</b>      | <b>N/A</b>        | <b>Type:</b>         | <b>house</b>          |
| <b>Half Bath/WC:</b>  | <b>1</b>          | <b>Year Built:</b>   | <b>2017</b>           |
| <b>Parking Space:</b> | <b>0</b>          | <b>Neighborhood:</b> | <b>Pembroke Pines</b> |
| <b>Furnished:</b>     | <b>No</b>         | <b>Zip Code:</b>     | <b>33025</b>          |
| <b>Pets Allowed:</b>  | <b>No</b>         | <b>Ref./MLS ID:</b>  | <b>A11833315</b>      |

## MY NOTES