

**\$320,000****3240 NW 46th Ave**

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,526 sqft  
**Neighborhood:** Lauderdale Lakes

## YOUR AGENT

**Brian Paran**

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## AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | ✓ | <b>Pool Area View</b> | — |
| <b>Central Heat</b>     | ✓ | <b>Pool</b> (20X20)   | ✓ |
| <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>1,526 sqft</b> | <b>Days on market:</b> | <b>1979 days</b>        |
| <b>Lot size:</b>      | <b>1,526 sqft</b> | <b>Type:</b>           | <b>house</b>            |
| <b>Tax:</b>           | <b>\$ 2,689</b>   | <b>Year Built:</b>     | <b>1970</b>             |
| <b>\$ /sqft:</b>      | <b>\$ 210</b>     | <b>Neighborhood:</b>   | <b>Lauderdale Lakes</b> |
| <b>Half Bath/WC:</b>  | <b>-</b>          | <b>Zip Code:</b>       | <b>33319</b>            |
| <b>Parking Space:</b> | <b>1</b>          | <b>Ref./MLS ID:</b>    | <b>F10154587</b>        |

## MY NOTES