

**\$299,000**  
**3609 SW 22nd St**

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,094 sqft  
**Neighborhood:** Fort Lauderdale

## YOUR AGENT

**Brian Paran**

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

## AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | ✓ | <b>Garden 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>1,094 sqft</b> | <b>Days on market:</b> | <b>1825 days</b>       |
| <b>Lot size:</b>      | <b>8,250 sqft</b> | <b>Type:</b>           | <b>house</b>           |
| <b>Tax:</b>           | <b>\$ 1,382</b>   | <b>Year Built:</b>     | <b>1960</b>            |
| <b>\$ /sqft:</b>      | <b>\$ 273</b>     | <b>Neighborhood:</b>   | <b>Fort Lauderdale</b> |
| <b>Half Bath/WC:</b>  | <b>-</b>          | <b>Zip Code:</b>       | <b>33312</b>           |
| <b>Parking Space:</b> | <b>2</b>          | <b>Ref./MLS ID:</b>    | <b>A10678371</b>       |

## MY NOTES