

**\$460,000****1172 NW 46th Ave**

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,512 sqft  
**Neighborhood:** Lauderhill

## YOUR AGENT

**Brian Paran**

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## AMENITIES

|                  |   |                |   |
|------------------|---|----------------|---|
| Air Conditioning | — | None           | — |
| Central Heat     | — | Pool           | — |
| Refrigerator     | ✓ | Fence          | ✓ |
| Dishwasher       | — | Garage         | ✓ |
| Washer           | — | Barbeque       | — |
| Walk-In Closets  | — | Impact Windows | — |

## KEY FEATURES

|                |            |                 |            |
|----------------|------------|-----------------|------------|
| Living area:   | 1,512 sqft | Days on market: | 8 days     |
| Lot size:      | N/A        | Type:           | house      |
| Tax:           | \$ 8,240   | Year Built:     | 1967       |
| \$ /sqft:      | \$ 304     | Neighborhood:   | Lauderhill |
| Half Bath/WC:  | —          | Zip Code:       | 33313      |
| Parking Space: | 2          | Ref./MLS ID:    | A11793606  |

## MY NOTES