

**\$199,900****4040 NE 12th Ave**

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,324 sqft  
**Neighborhood:** Pompano Beach

## YOUR AGENT

**Brian Paran**

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

## AMENITIES

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

## KEY FEATURES

|                |            |                 |               |
|----------------|------------|-----------------|---------------|
| Living area:   | 1,324 sqft | Days on market: | 1947 days     |
| Lot size:      | 8,006 sqft | Type:           | house         |
| Tax:           | \$ 738     | Year Built:     | 1960          |
| \$ /sqft:      | \$ 151     | Neighborhood:   | Pompano Beach |
| Half Bath/WC:  | -          | Zip Code:       | 33064         |
| Parking Space: | 0          | Ref./MLS ID:    | F10158187     |

## MY NOTES