

**\$1,100,000**  
**3041 NE 40TH ST**

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,984 sqft  
**Neighborhood:** Fort Lauderdale

**YOUR AGENT**



**Brian Paran**

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**AMENITIES**

<b>Air Conditioning</b>	✓	<b>Canal</b>	✓
<b>Central Heat</b>	✓	<b>Pool</b> (15X30)	✓
<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>1,984 sqft</b>	<b>Days on market:</b>	<b>1923 days</b>
<b>Lot size:</b>	<b>2,362 sqft</b>	<b>Type:</b>	<b>house</b>
<b>Tax:</b>	<b>\$ 11,322</b>	<b>Year Built:</b>	<b>1971</b>
<b>\$/sqft:</b>	<b>\$ 554</b>	<b>Neighborhood:</b>	<b>Fort Lauderdale</b>
<b>Half Bath/WC:</b>	<b>-</b>	<b>Zip Code:</b>	<b>33308</b>
<b>Parking Space:</b>	<b>2</b>	<b>Ref./MLS ID:</b>	<b>F10158796</b>

**MY NOTES**