

**\$325,000****1710 N 40th Ave**

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,754 sqft  
**Neighborhood:** Broward Gardens

## 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:	1,754 sqft	Days on market:	2847 days
Lot size:	1,754 sqft	Type:	house
Tax:	\$ 4,648	Year Built:	1960
\$ /sqft:	\$ 185	Neighborhood:	Broward Gardens
Half Bath/WC:	-	Zip Code:	33021
Parking Space:	0	Ref./MLS ID:	F10021592

## MY NOTES