

**\$494,000**

1714 N 40th Ave

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,823 sqft  
**Neighborhood:** Broward Gardens

YOUR AGENT



**Brian Paran**

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

AMENITIES

<b>Air Conditioning</b> ✓	<b>Pool Area View</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> 1,823 sqft	<b>Days on market:</b> 2258 days
<b>Lot size:</b> 9,387 sqft	<b>Type:</b> house
<b>Tax:</b> \$ 4,726	<b>Year Built:</b> 1961
<b>\$/sqft:</b> \$ 271	<b>Neighborhood:</b> Broward Gardens
<b>Half Bath/WC:</b> -	<b>Zip Code:</b> 33021
<b>Parking Space:</b> 2	<b>Ref./MLS ID:</b> A10417417

MY NOTES