

**\$276,900**  
**2256 Simms St**

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,186 sqft  
**Neighborhood:** Dania Beach

## YOUR AGENT

**Brian Paran**

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## AMENITIES

<b>Air Conditioning</b>	✓	<b>None</b>	—
<b>Central Heat</b>	✓	<b>Pool</b>	—
<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>1,186 sqft</b>	<b>Days on market:</b>	<b>1873 days</b>
<b>Lot size:</b>	<b>4,728 sqft</b>	<b>Type:</b>	<b>house</b>
<b>Tax:</b>	<b>\$ 2,781</b>	<b>Year Built:</b>	<b>1987</b>
<b>\$ /sqft:</b>	<b>\$ 233</b>	<b>Neighborhood:</b>	<b>Dania Beach</b>
<b>Half Bath/WC:</b>	<b>-</b>	<b>Zip Code:</b>	<b>33020</b>
<b>Parking Space:</b>	<b>2</b>	<b>Ref./MLS ID:</b>	<b>A10640547</b>

## MY NOTES