

**\$320,000**  
**8637 Claridge Dr**

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,632 sqft  
**Neighborhood:** **Pembroke Pines**

#### AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | — | <b>Other</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> | — |

#### YOUR AGENT



#### Brian Paran

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

#### KEY FEATURES

|                       |                   |                        |                       |
|-----------------------|-------------------|------------------------|-----------------------|
| <b>Living area:</b>   | <b>1,632 sqft</b> | <b>Days on market:</b> | <b>1795 days</b>      |
| <b>Lot size:</b>      | N/A               | <b>Type:</b>           | <b>house</b>          |
| <b>Tax:</b>           | <b>\$ 4,425</b>   | <b>Year Built:</b>     | <b>1973</b>           |
| <b>\$ /sqft:</b>      | <b>\$ 196</b>     | <b>Neighborhood:</b>   | <b>Pembroke Pines</b> |
| <b>Half Bath/WC:</b>  | —                 | <b>Zip Code:</b>       | <b>33025</b>          |
| <b>Parking Space:</b> | <b>3</b>          | <b>Ref./MLS ID:</b>    | <b>A10685490</b>      |

#### MY NOTES