

**\$1,178,000****246 Garden Ct, Unit 246**

**Beds:** 3  
**Baths:** 3  
**Living Area:** 2,496 sqft  
**Neighborhood:** Lauderdale By The Sea

## YOUR AGENT

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

## AMENITIES

<b>Air Conditioning</b>	✓	<b>Canal</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>2,496 sqft</b>	<b>Days on market:</b>	<b>1425 days</b>
<b>Lot size:</b>	N/A	<b>Type:</b>	<b>house</b>
<b>Tax:</b>	<b>\$ 495</b>	<b>Year Built:</b>	<b>2021</b>
<b>\$ /sqft:</b>	<b>\$ 472</b>	<b>Neighborhood:</b>	<b>Lauderdale By The Sea</b>
<b>Half Bath/WC:</b>	—	<b>Zip Code:</b>	<b>33308</b>
<b>Parking Space:</b>	<b>2</b>	<b>Ref./MLS ID:</b>	<b>F10232949</b>

## MY NOTES