

**\$1,495,000****3080 NE 44th St**

**Beds:** 4  
**Baths:** 4  
**Living Area:** 3,604 sqft  
**Neighborhood:** Fort Lauderdale

## YOUR AGENT

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## AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | ✓ | <b>Garden 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>   | <b>3,604 sqft</b> | <b>Days on market:</b> | <b>1974 days</b>       |
| <b>Lot size:</b>      | <b>9,775 sqft</b> | <b>Type:</b>           | <b>house</b>           |
| <b>Tax:</b>           | <b>\$ 14,441</b>  | <b>Year Built:</b>     | <b>1978</b>            |
| <b>\$ /sqft:</b>      | <b>\$ 415</b>     | <b>Neighborhood:</b>   | <b>Fort Lauderdale</b> |
| <b>Half Bath/WC:</b>  | <b>-</b>          | <b>Zip Code:</b>       | <b>33308</b>           |
| <b>Parking Space:</b> | <b>2</b>          | <b>Ref./MLS ID:</b>    | <b>F10153171</b>       |

## MY NOTES