

**\$2,450,000****1636 NE 18th Ave**

**Beds:** 4  
**Baths:** 5  
**Living Area:** 2,950 sqft  
**Neighborhood:** Fort Lauderdale

## YOUR AGENT

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

## AMENITIES

Air Conditioning	—	Garden	✓
Central Heat	✓	Pool	✓
Refrigerator	✓	Fence	✓
Dishwasher	✓	Garage	✓
Washer	✓	Barbeque	—
Walk-In Closets	—	Impact Windows	✓

## KEY FEATURES

Living area:	2,950 sqft	Days on market:	31 days
Lot size:	N/A	Type:	house
Tax:	\$ 14,544	Year Built:	2024
\$ /sqft:	\$ 831	Neighborhood:	Fort Lauderdale
Half Bath/WC:	1	Zip Code:	33305
Parking Space:	3	Ref./MLS ID:	A11571480

## MY NOTES