

**\$1,250,000****12995 SW 40th St**

**Beds:** 5  
**Baths:** 4  
**Living Area:** 4,130 sqft  
**Neighborhood:** Davie

## YOUR AGENT

**Brian Paran**

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## AMENITIES

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

## KEY FEATURES

Living area:	4,130 sqft	Days on market:	1647 days
Lot size:	N/A	Type:	house
Tax:	\$ 13,264	Year Built:	2000
\$ /sqft:	\$ 303	Neighborhood:	Davie
Half Bath/WC:	—	Zip Code:	33330
Parking Space:	4	Ref./MLS ID:	A10767667

## MY NOTES