

**\$260,000****1439 S Ocean Blvd, Unit 107**

**Beds:** 2  
**Baths:** 2  
**Living Area:** 780 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>780 sqft</b> | <b>Days on market:</b> | <b>674 days</b>              |
| <b>Lot size:</b>      | N/A             | <b>Type:</b>           | <b>other</b>                 |
| <b>Tax:</b>           | <b>\$ 2,544</b> | <b>Year Built:</b>     | <b>1966</b>                  |
| <b>\$ /sqft:</b>      | <b>\$ 333</b>   | <b>Neighborhood:</b>   | <b>Lauderdale By The Sea</b> |
| <b>Half Bath/WC:</b>  | —               | <b>Zip Code:</b>       | <b>33062</b>                 |
| <b>Parking Space:</b> | <b>1</b>        | <b>Ref./MLS ID:</b>    | <b>A11415392</b>             |

## MY NOTES