

**\$127,900****2991 NW 46th Ave, Unit 407**

**Beds:** **1**  
**Baths:** **2**  
**Living Area:** **768 sqft**  
**Neighborhood:** **Lauderhill**

## YOUR AGENT

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

## AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | — | <b>Garden View</b>    | — |
| <b>Central Heat</b>     | ✓ | <b>Pool</b>           | ✓ |
| <b>Refrigerator</b>     | ✓ | <b>Doorman</b>        | — |
| <b>Dishwasher</b>       | — | <b>Vallet</b>         | — |
| <b>Washer</b>           | — | <b>Gym</b>            | ✓ |
| <b>Walk-In Closets</b>  | — | <b>Impact Windows</b> | — |

## KEY FEATURES

|                       |                 |                        |                   |
|-----------------------|-----------------|------------------------|-------------------|
| <b>Living area:</b>   | <b>768 sqft</b> | <b>Days on market:</b> | <b>46 days</b>    |
| <b>Maintenance:</b>   | <b>N/A</b>      | <b>Type:</b>           | <b>penthouse</b>  |
| <b>Tax:</b>           | <b>\$ 2,532</b> | <b>Year Built:</b>     | <b>1971</b>       |
| <b>\$ /sqft:</b>      | <b>\$ 167</b>   | <b>Unit #:</b>         | <b>407</b>        |
| <b>Half Bath/WC:</b>  | <b>1</b>        | <b>Neighborhood:</b>   | <b>Lauderhill</b> |
| <b>Parking Space:</b> | <b>0</b>        | <b>Zip Code:</b>       | <b>33313</b>      |
| <b>Floor #:</b>       | <b>4th / 4</b>  | <b>Ref./MLS ID:</b>    | <b>A11559820</b>  |

## MY NOTES