

**\$165,000****3001 NW 46th Ave, Unit 310**

**Beds:** 2  
**Baths:** 2  
**Living Area:** 1,021 sqft  
**Neighborhood:** **Lauderhill**

## YOUR AGENT

**Brian Paran**

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## AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | — | <b>Canal</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>1,021 sqft</b> | <b>Days on market:</b> | <b>5 days</b>     |
| <b>Maintenance:</b>   | N/A               | <b>Type:</b>           | <b>apartment</b>  |
| <b>Tax:</b>           | <b>\$ 2,886</b>   | <b>Year Built:</b>     | <b>1971</b>       |
| <b>\$ /sqft:</b>      | <b>\$ 162</b>     | <b>Unit #:</b>         | <b>310</b>        |
| <b>Half Bath/WC:</b>  | —                 | <b>Neighborhood:</b>   | <b>Lauderhill</b> |
| <b>Parking Space:</b> | <b>1</b>          | <b>Zip Code:</b>       | <b>33313</b>      |
| <b>Floor #:</b>       | <b>3rd / 4</b>    | <b>Ref./MLS ID:</b>    | <b>A11689560</b>  |

## MY NOTES