

# \$530,000

425 N Andrews Ave, Unit 304

**Beds:** 1  
**Baths:** 1  
**Living Area:** 1,022 sqft  
**Neighborhood:** Fort Lauderdale

### YOUR AGENT



**Brian Paran**

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

### AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | - | <b>Other 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>   | 1,022 sqft | <b>Days on market:</b> | 22 days         |
| <b>Maintenance:</b>   | N/A        | <b>Type:</b>           | apartment       |
| <b>Tax:</b>           | \$ 6,520   | <b>Year Built:</b>     | 2003            |
| <b>\$/sqft:</b>       | \$ 519     | <b>Unit #:</b>         | 304             |
| <b>Half Bath/WC:</b>  | -          | <b>Neighborhood:</b>   | Fort Lauderdale |
| <b>Parking Space:</b> | 1          | <b>Zip Code:</b>       | 33301           |
| <b>Floor #:</b>       | 3rd / 4    | <b>Ref./MLS ID:</b>    | A11613264       |

### MY NOTES