

**\$220,000**

**1255 SW 46th Ave, Unit 1713**

**Beds: 1**  
**Baths: 1**  
**Living Area: 813 sqft**  
**Neighborhood: Pompano Beach**

**YOUR AGENT**



**Brian Paran**

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

**AMENITIES**

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | - | <b>Skyline</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>813 sqft</b> | <b>Days on market:</b> | <b>12 days</b>       |
| <b>Maintenance:</b>   | <b>N/A</b>      | <b>Type:</b>           | <b>apartment</b>     |
| <b>Tax:</b>           | <b>\$ 3,366</b> | <b>Year Built:</b>     | <b>1986</b>          |
| <b>\$/sqft:</b>       | <b>\$ 271</b>   | <b>Unit #:</b>         | <b>1713</b>          |
| <b>Half Bath/WC:</b>  | <b>-</b>        | <b>Neighborhood:</b>   | <b>Pompano Beach</b> |
| <b>Parking Space:</b> | <b>0</b>        | <b>Zip Code:</b>       | <b>33069</b>         |
| <b>Floor #:</b>       | <b>17th / 2</b> | <b>Ref./MLS ID:</b>    | <b>A11754005</b>     |

**MY NOTES**