

**\$615,000****17640 NW 40th Ave**

**Beds:** 3  
**Baths:** 1  
**Living Area:** 1,470 sqft  
**Neighborhood:** Miami Gardens

## YOUR AGENT

**Brian Paran**

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## AMENITIES

|                  |   |                |   |
|------------------|---|----------------|---|
| Air Conditioning | — | Garden         | — |
| Central Heat     | ✓ | Pool           | — |
| Refrigerator     | ✓ | Fence          | ✓ |
| Dishwasher       | — | Garage         | — |
| Washer           | — | Barbeque       | — |
| Walk-In Closets  | — | Impact Windows | — |

## KEY FEATURES

|                |            |                 |               |
|----------------|------------|-----------------|---------------|
| Living area:   | 1,470 sqft | Days on market: | 6 days        |
| Lot size:      | N/A        | Type:           | house         |
| Tax:           | \$ 1,602   | Year Built:     | 1954          |
| \$ /sqft:      | \$ 418     | Neighborhood:   | Miami Gardens |
| Half Bath/WC:  | —          | Zip Code:       | 33055         |
| Parking Space: | 5          | Ref./MLS ID:    | A11697580     |

## MY NOTES