

**\$519,000****31 NE 46th Ct**

**Beds:** 2  
**Baths:** 2  
**Living Area:** 932 sqft  
**Neighborhood:** Oakland Park

## YOUR AGENT

**Brian Paran**

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

## AMENITIES

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

## KEY FEATURES

|                       |                 |                        |                     |
|-----------------------|-----------------|------------------------|---------------------|
| <b>Living area:</b>   | <b>932 sqft</b> | <b>Days on market:</b> | <b>217 days</b>     |
| <b>Lot size:</b>      | N/A             | <b>Type:</b>           | <b>house</b>        |
| <b>Tax:</b>           | <b>\$ 6,958</b> | <b>Year Built:</b>     | <b>1954</b>         |
| <b>\$ /sqft:</b>      | <b>\$ 557</b>   | <b>Neighborhood:</b>   | <b>Oakland Park</b> |
| <b>Half Bath/WC:</b>  | —               | <b>Zip Code:</b>       | <b>33334</b>        |
| <b>Parking Space:</b> | <b>2</b>        | <b>Ref./MLS ID:</b>    | <b>A11637028</b>    |

## MY NOTES