

**\$465,000**  
2256 Simms St

**Beds:** 3  
**Baths:** 3  
**Living Area:** 1,186 sqft  
**Neighborhood:** Dania Beach

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>1,186 sqft</b> | <b>Days on market:</b> | <b>141 days</b>    |
| <b>Lot size:</b>      | N/A               | <b>Type:</b>           | <b>house</b>       |
| <b>Tax:</b>           | <b>\$ 4,261</b>   | <b>Year Built:</b>     | <b>1987</b>        |
| <b>\$ /sqft:</b>      | <b>\$ 392</b>     | <b>Neighborhood:</b>   | <b>Dania Beach</b> |
| <b>Half Bath/WC:</b>  | <b>1</b>          | <b>Zip Code:</b>       | <b>33020</b>       |
| <b>Parking Space:</b> | <b>2</b>          | <b>Ref./MLS ID:</b>    | <b>A11524913</b>   |

MY NOTES