

**\$2,800,000**

**1761 Bel Air Ave**

**Beds:** 3  
**Baths:** 3  
**Living Area:** 2,232 sqft  
**Neighborhood:** **Lauderdale By The Sea**

**YOUR AGENT**



**Brian Paran**

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**AMENITIES**

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | - | <b>Canal</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>2,232 sqft</b> | <b>Days on market:</b> | <b>3 days</b>                |
| <b>Lot size:</b>      | N/A               | <b>Type:</b>           | <b>house</b>                 |
| <b>Tax:</b>           | <b>\$ 58,252</b>  | <b>Year Built:</b>     | <b>1956</b>                  |
| <b>\$ /sqft:</b>      | <b>\$ 1,254</b>   | <b>Neighborhood:</b>   | <b>Lauderdale By The Sea</b> |
| <b>Half Bath/WC:</b>  | -                 | <b>Zip Code:</b>       | <b>33062</b>                 |
| <b>Parking Space:</b> | <b>3</b>          | <b>Ref./MLS ID:</b>    | <b>A11728802</b>             |

**MY NOTES**