

**\$440,000**

**3275 NW 44th St, Unit 3**

**Beds: 3**  
**Baths: 3**  
**Living Area: 1,430 sqft**  
**Neighborhood: Lauderdale Lakes**

**YOUR AGENT**



**Brian Paran**

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**AMENITIES**

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | - | <b>Lake</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>1,430 sqft</b> | <b>Days on market:</b> | <b>5 days</b>           |
| <b>Lot size:</b>      | <b>N/A</b>        | <b>Type:</b>           | <b>house</b>            |
| <b>Tax:</b>           | <b>\$ 7,052</b>   | <b>Year Built:</b>     | <b>1995</b>             |
| <b>\$/sqft:</b>       | <b>\$ 308</b>     | <b>Neighborhood:</b>   | <b>Lauderdale Lakes</b> |
| <b>Half Bath/WC:</b>  | <b>1</b>          | <b>Zip Code:</b>       | <b>33309</b>            |
| <b>Parking Space:</b> | <b>1</b>          | <b>Ref./MLS ID:</b>    | <b>A11733760</b>        |

**MY NOTES**