



A11636349 © Miami MLS® 2024

**\$435,000**

## **13104 44TH ST, MIRAMAR, FL, BROWARD COUNTY, 33027**

<http://avivaestate.com>

3 BEDROOM, 2 BATHROOM BEAUTIFULLY MAINTAINED TOWNHOME WITH GARAGE & EXTRA LONG DRIVEWAY FOR THIS UNIT. HOME HAS BEAUTIFUL DESIGNER APPOINTMENTS AND TOUCHES THROUGHOUT. TILE & LAMINATE FLOORS (NO CARPET). MAIN BEDROOM FEATURES A BALCONY OVERLOOKING THE GARDEN AND LARGE WALK-IN CLOSET. A/C UNIT REPLACED IN 2022. FULL SIZE WASHER/DRYER IN UNIT. SMALL DESK AREA [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1417 sq ft



### **Building Details**



<b>Room Master</b>	<b>Parking Features:</b> 2 Or More Spaces, Guest, Limited # Of Vehicle, No Rv/Boats, No Trucks/Trailers
<b>Bathroom</b>	
<b>Features:</b> Primary Bath Shower	
<b>Pets Allowed:</b> Restrictions Or Possible Restrictions	<b>Security Features:</b> Complex Fenced, Guard At Site
<b>Subdivision Name:</b> BANYAN BAY CONDO,SILVER FALLS	<b>Stories Total:</b> 2
<b>Entry Level:</b> 2	<b>Flooring:</b> Tile, Vinyl
<b>Garage Spaces:</b> 1	<b>Virtual Tour URL:</b> <a href="https://www.propertypanorama.com/instaview/mia/A11636349">https://www.propertypanorama.com/instaview/mia/A11636349</a>
<b>View:</b> Garden View	<b>Building Type:</b> Townhouse, Condo

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## Amenities & Features

**Patio & Porch Features:** Open Balcony  
**Heating:** Central  
**High School:** Everglades

**Architectural Style:** Corner Unit  
**Cooling:** Ceiling Fan(s), Central Air

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## Nearby Schools

**Elementary School:** Coral Cove

**Middle OrJunior School:** New Renaissance

