



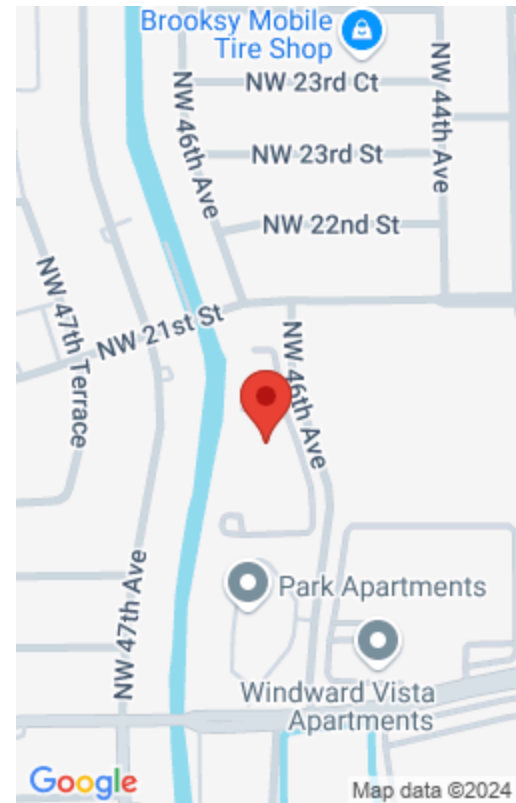
**\$130,000**

**2075 NW 46TH AVE # 1102, LAUDERHILL FL 33313**

<https://www.bravoregroup.com>

**\*\*Priced to Sell!\*\*** Beautiful 2-bedroom, 2-bathroom unit facing the canal. This waterfront gem features a washer/dryer inside the unit for added convenience. **\*\*No rental restrictions\*\*** - can be rented immediately, making it a perfect opportunity for investors with excellent return potential. **\*\*No age restrictions\*\*** and **\*\*no assessments\*\***. Don't miss out on this incredible deal!

- 2 beds
- 2 baths
- Condominium
- For Sale
- Active



**Call us now**

Phone: (305) 713-8000

Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)

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## Property Features

**Status:** Active **Category:** For Sale  
**Type:** Condominium **Subdivision Name:** NEWPORT AT LAUDERHILL CON  
**Bedrooms:** 2 beds **Bathrooms:** 2 baths  
**Living Square Feet:** 1150 sq ft **Lot Size Square Feet:** 0 sq ft  
**Pets Allowed:** Maximum 20 Lbs **Association Y/N:** Yes  
**Association Fee:** \$548 **Tax Year:** 2024  
**Tax Annual Amount:** \$3,558 **Waterfront Y/N:** Yes  
**Date added:** Added 6 hours ago **Original List Price:** \$130,000  
**DOM:** 1 **MLS ID:** A11711634

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## Building Details

**Building Area Total:** 1150 sq ft **StoriesTotal:** 2  
**Parking Features:** 1 Space, Assigned, Guest **Security Features:** Complex Fenced  
**View:** Canal **Building Name:** NEWPORT AT LAUDERHILL  
**Construction Materials:** CBS Construction **Entry Level:** 1

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## Rooms

**Room Bedroom Features:** Entry Level

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## Amenities & Features



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**Patio & Porch Features:** Patio

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Microwave, Electric Range, Refrigerator, Self Cleaning Oven, Washer

**Cooling Y/N:** Yes

**Cooling:** Electric

**Heating:** Electric

**View Y/N:** Yes

**Exterior Features:** Other

**Waterfront Features:** Canal Front

**Interior Features:** First Floor Entry

**Flooring:** Ceramic Floor



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