



A11591130 © Miami MLS® 2024

**\$188,000**

## **2461 NW 56TH AVE # 13, LAUDERHILL FL 33313**

<https://www.bravoregroup.com>

**\*\*INVESTORS WELCOME\*\*NO RENTAL RESTRICTIONS\*\* CASH ONLY. UNIT IS RENTED TO SECTION 8 TENANT FOR \$2051.00 MONTHLY. GROSS INCOME ANNUALLY \$24612.00. LEASE EXPIRES 1.31.2025\*\*\*CONTRACT IS SUBJECT TO LEASE. Great Condo for the Seasoned or New Investor. Association has no reserves. This 1st floor, walk up garden apartment has all Ceramic flooring. Freshly painted. Monthly maintenance \$315.00 [...]**

- 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

**Type:** Condominium

**Bedrooms:** 2 beds

**Living Square Feet:** 980 sq ft

**Pets Allowed:** Restrictions Or Possible Restrictions

**Association Fee:** \$498

**Tax Annual Amount:** \$3,933

**Date added:** Added 6 months ago

**DOM:** 28

**Category:** For Sale

**Subdivision Name:** CIRCLE VILLAS (THE) CONDO

**Bathrooms:** 2 baths

**Lot Size Square Feet:** 0 sq ft

**Association Y/N:** Yes

**Tax Year:** 2023

**County:** Broward County

**Original List Price:** \$198,500

**MLS ID:** A11591130

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## Building Details

**Building Area Total:** 980 sq ft

**Parking Features:** 2 Or More Spaces

**View:** None

**Covered Spaces:** 2

**Entry Level:** 1

**StoriesTotal:** 1

**Security Features:** No Security, Other

**Building Name:** CIRCLE VILLAS

**Garage Spaces:** 2

**Garage Y/N:** Yes

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## Rooms

**Room Bedroom Features:** Entry Level

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## Amenities & Features



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**Patio & Porch Features:** Open Balcony

**Exterior Features:** Exterior Cat Walk, None, Open Balcony

**Electric:** Circuit Breakers

**Interior Features:** First Floor Entry

**Flooring:** Ceramic Floor

**Appliances:** Trash Compactor, Dishwasher, Disposal, Dryer, Microwave, Refrigerator

**Cooling Y/N:** Yes

**Cooling:** Central Air

**Heating:** Central, Electric



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