

PROPERTY FEATURES

3660 N 53rd Ave, Hollywood, FL 33021

LAYOUT & INTERIOR

- **4 bedrooms and 3.5 bathrooms.**
- Two primary-style bedrooms - one on each floor; both with walk-in closets.
- Kährs oak hardwood and tile flooring; vaulted ceilings; built-in shelving; plantation-style interior shutters.
- Family room, utility/laundry room, foyer, pantry and cooking island.
- Kitchen with extensive white cabinetry, counter space, breakfast-bar seating, stainless-steel appliances (most replaced in 2017) and propane gas range.
- Updated walk-in showers, including a glass-enclosed shower and freestanding soaking tub in the primary bath.
- Upstairs primary suite with covered balcony, terracotta-style tile flooring and louvered shutter panels.

IMPACT PROTECTION & MAJOR SYSTEMS

- Impact-resistant windows, exterior doors, garage door and side doors, complemented by complete accordion shutters.
- Three A/C systems installed in 2017, including a dedicated upstairs unit; professionally maintained **twice a year.**
- **2010 tankless water heater.**
- **2013 metal roof; flat roof re-torched in 2026.**

OUTDOOR FEATURES

- Below-ground pool; Chicago-style brick patio and screened room.
- Outdoor shower and vinyl fencing.
- Detached storage shed.
- Mature fruit trees: avocado, mango, grapevine and banana.
- Spacious outdoor area ideal for relaxing and entertaining.

ADDITIONAL FEATURES

- Concrete block construction with northeast front exposure.
- Two-car attached garage and driveway parking.
- No association and no listed restrictions.
- **Termite treatment for the last 13 years.**
- A/C units are professionally maintained periodically.

Informational property summary. Information is based on MLS A12096257 and is believed accurate but is not guaranteed. Buyers and their agents should independently verify information material to their purchase decision.