Property Facts

2607 N 40 Ave Hollywood, FL 33021

- **Built 1975 legal Condo/Townhouse**
- **Central A/C 2017 (Serviced & professionally Cleaned recently)**
- **GORGEOUS NEW KITCHEN 2024, top of the line cabinets, quarts counters, glass back splash, new top of line stainless steel appliances (only 1.5 yrs old)**
- **Brand New Shades throughout!!**
- **COMPLETE IMPACT WINDOWS & DOORS approx 1 yr NEW.**
- **Gorgeous Bathrooms remodeled in 2024**
- **Roof unknown age, covered by the Association!!**
- **2 assigned parking spaces in front of unit, lots of visitor spaces nearby**
- **PROPERTY TAXES 2025: $6,196 (HOMESTEADED)**
- **High End vinyl flooring throughout, beautiful Porcelain tile in bathrooms.**
- **New LED lighting throughout home.**
- **1st Floor LaundryRoom with storage.**
- **Home has been freshly painted throughout within last 2 yrs.**
- **New Doors & closet system in primary bedroom closets.**
- **Home has been fully remodeled within last 2 yrs!**
- **Nothing left to do!!**
- **Fully fenced patio, with partial paved area for seating or outdoor entertaining.**
- **Condo Assoc Fee is $861 per Month**
- **Assoc covers, Common Areas, Club house, Community pool, 2 Tennis Courts, gym, WATER, Exterior INSURANCE, & the ROOF.**
- **Washer & Dryers are Brand New (Only 3 months old)**

EXCELLENT LOCATION!!
Minutes from Hollywood Beach or Dania Pier, Hard Rock Hotel & Casino, approx 10 minutes to Las Olas, or Ft Lauderdale International Airport.
Close to New Shopping & Entertainment, Restaurants! Close to Hospitals!