





**Price: \$499,900**

**MLS Number: A11938785**

**Condo / Town Home**

**4001 S Ocean Dr Unit 4M, Hollywood, Florida 33019 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,358**

**Unit: 4M**

**HOA Fees: \$1,506**

**Waterfront: YES**

**Year Built: 2006**

**Community: SIAN OCEAN RESIDENCES CON**

**Subdivision: SIAN OCEAN RESIDENCES CON**

**Elementary School: Hollywood Centl**

**High School: Hallandale High**

## ABOUT THIS PROPERTY

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SELLER FINANCING AVAILABLE!!!!!!!! BUYER ABLE TO OPT INTO CURRENT SUCCESSFUL SHORT TERM RENTAL F GREAT INVESTMENT- DAYLY RENTALS ALLOWED!!!.IMPECCABLE 2-BEDROOM, 2-BATHR00M RESIDENCE AT SIAN HOLLYWOOD,FEATURING A HIGHLY FUCTIONAL FLOOR PLAN AND OFFERING THE LARGEST TWO-BEDROOM LA' BUILDING. THE UNIT IS FULLY FURNISHED AND EQUIPPED,LAMINATED FLOORING THROUGHOUT THE ENTIRE UN IMMEDIATE USE OR INCOME PRODUCTION. THE DESIRABLE NORTHEAST EXPOSURE KEEPS THE UNIT COOL YE ALLOWS FOR COMFORTABLE BALCONY USE THROUGHOUT THE SEASONS. THE UNIT IS ENROLLED IN THE RENT WITH ACTIVE AND UPCOMING RESERVATIONS ALREADY IN PLACE. THE NEW OWNER MAY CHOOSE TO CONTINU PROGRAM FOR IMMEDIATE INCOME OR CANCEL AT THEIR DISCRETION. THE BUILDING IS EXCEPTIONALLY WELI AND OFFERS RESORT-STYLE AMENITIES INCLUDING A POOL, BEACH ACCESS, FITNESS CENTER, BILLIARDS RO CENTER,VALET PARKING, AND MORE. IDEALLY LOCATED JUST STEPS FROM RESTAURANTS AND ENTERTAINME MINUTES FROM AVENTURA MALL, SUNNY ISLES, BAL HARBOUR, AND FORT LAUDERDALE. REALTORS PLEASE R BROKER REMARKS!!!!!!!!

# PROPERTY LOCATION

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Image



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