



**Price: \$338,000**

**MLS Number: A11729759**

**Single Family**

**713 SW 7th St, Dania Beach, Florida 33004 USA**

**Beds: 3**

**Baths: 1**

**Half Baths: 1**

**Lot Square Feet: 5,350**

**HOA Fees:**

**Year Built: 1970**

**Community: COLLEGE TRACT**

**Subdivision: COLLEGE TRACT**

**Elementary School: Bethune; Mary M.**

## ABOUT THIS PROPERTY

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3/1.5 SINGLE FAMILY HOME – EXCELLENT OPPORTUNITY FOR BOTH HOMEOWNERS AND INVESTORS! NEW RO DOCUMENTATION JUST INSTALLED, UPGRADED KITCHEN WITH STAINLESS STEEL APPLIANCES, IMPACT WINDO FENCED YARD, WASHER/DRYER, WALL AC UNITS, AND UTILITY SHED. THIS CHARMING HOUSE IS LOCATED IN A TO THE BEACH, HOLLYWOOD FLL AIRPORT, DANIA POINTE, AND MAJOR HIGHWAYS. ACT FAST – PROPERTY SI APPOINTMENT ONLY. ALL OFFERS MUST INCLUDE A PRE-APPROVAL LETTER AND PROOF OF FUNDS. THE SELL STRONGEST OFFER FOR A QUICK SIGNING. SHOW IT AND CLOSE IT! PROPERTY INCLUDES A WORKING RV FIFTI THE BACKYARD, COMPLETE WITH A FULL BEDROOM, KITCHEN, BATHROOM, SHOWER.



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