





Price: \$219,900		MLS Number: A11882118		Condo / Town Home	
5387 SW 40th Ave Unit 103, Dania Beach, Florida 33314 USA					
Beds: 2		Baths: 2		Living Area: 870	
Unit: 103		HOA Fees: \$285		Year Built: 1978	
Community: BEL-AIRE SECTION SIX COND			Subdivision: BEL-AIRE SECTION SIX COND		
Junior High: Attucks			High School: Hollywood HI High		

ABOUT THIS PROPERTY

Move-in ready 2/2 with NEW impact windows & impact front door (2025), NEW HVAC (2023), and NEW water heater (2023) mind, lower insurance, and low-cost living with one of the lowest HOAs in the area. Bright and efficient 870 sq ft layout with p full baths, two assigned parking spaces, and a community pool. Fantastic location near Hardrock, NSU, Broward College, sh and highways. All major updates doneâ€”just move in! Priced at \$219,900 for a fast and strong sale - a great value in Fort La 33314!



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