



A11382113/SEFMLSQ 2025

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:** \$350

**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

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Move-in ready 2-bedroom, 2-bath condo in Fort Lauderdale! Features new hurricane impact windows, front door, and sliding (2025), a new HVAC (2023), and new water heater (2023). Enjoy a private balcony, two assigned parking spaces, and access to a pool. Conveniently located near Hard Rock Casino, Broward College, NSU, shopping, dining, major highways, and nearby parks. Low fees and no current or planned special assessments make this a rare, worry-free opportunity. Buyer responsible for verifying qualifications prior to submission.

# PROPERTY LOCATION

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Image



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