



**Price: \$499,000**

**MLS Number: A11940056**

**Condo / Town Home**

**4001 S Ocean Dr Unit 3B, Hollywood, Florida 33019 USA**

**Beds:** 2

**Baths:** 2

**Living Area:** 1,346

**Unit:** 3B

**HOA Fees:** \$1,503

**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

OVERSIZED 2-BEDROOM, 2- BATHROOM, SHORT-TERM RENTALS ALLOWED!!!!.FANTASTIC OPPORTUNITY TO OWN UNIT IS ONE OF THE LARGEST 2/2 LAYOUTS IN THE BUILDING AND IS IDEAL FOR INCOME PRODUCTION OR PERSONAL USE. THE BUILDING IS CURRENTLY IN THE RENTAL PROGRAM, WITH ACTIVE AND UPCOMING RESERVATIONS ALREADY IN PLACE. THE NEW OWNER MAY PURCHASE THE UNIT AT ANY TIME. THE BUILDING OFFERS EXCELLENT AMENITIES, INCLUDING A LARGE GYM, RESORT-STYLE POOL, VALET PARKING, AND CONCIERGE. THE UNIT IS LOCATED IN A CONVENIENT DISTANCE TO THE FAMOUS HOLLYWOOD WALK OF FAME, BROADWALK, MINUTES FROM AVENTURA MALL, AND CLOSE TO MAJOR HOTELS AND RESTAURANTS. REALTORS PLEASE READ INPUT BROKER REMARKS!!!!.

# PROPERTY LOCATION

---

Image



---

©2026 | BREC REALTY GROUP, LLC,  
YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [PRIVACY POLICY](#) |  
[ACCESSIBILITY](#)