



**\$ 1,550,000.00**

## **3490 N 31ST AVENUE HOLLYWOOD FL 33021**

<https://miamirealestateinc.com>

**LOCATION AND BEAUTY** in Lakes of Emerald Hills!  
Fully renovated 4/4 modern, designer-home. Wood-look porcelain floors and Porcelanosa tile throughout. Impact windows/ exterior doors. Solid wood interior doors. Open and spacious floor plan. Light filled foyer. Large living room opens to covered terrace/pool. Custom kitchen: giant island, quartz counters, high-end...

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active

### **CALL US NOW**

Phone: 305.600.0958

Email: [info@cays.com](mailto:info@cays.com)

Address: Cays Realty - Miami Real Estate Company, 13499 Biscayne Ste 105, North Miami, FL 33181

## BASIC FACTS

<b>MLS #:</b> A11367603	<b>Post Updated:</b> 2023-04-14 07:03:57
<b>Bedrooms:</b> 4	<b>Bathrooms:</b> 4
<b>Bathrooms Full:</b> 4	<b>Area:</b> 2967 sq ft
<b>Lot Size Units:</b> Square Feet	<b>Year built:</b> 1977
<b>Status:</b> Active	<b>Type:</b> Single Family Residence

## LOCATION DETAILS

<b>County Or Parish:</b> Broward County	<b>Zoning Description:</b> RS-2
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## PROPERTY DETAILS

<b>Total Building Area:</b> 3817 sq ft	<b>Direction Faces:</b> East
<b>Disclosures:</b> Owner Is Listing Agent	<b>Subdivision Name:</b> EMERALD HILLS SEC 3
<b>Lot Size Square Feet:</b> 10000 sq ft	<b>Parcel Number:</b> 514205071530
<b>Possession:</b> Negotiable	<b>Lot Size Area:</b> 10000

## PROPERTY FEATURES

<b>Community Features:</b> Street Lights,Sidewalks	<b>Exterior Features:</b> Fence,Security/High Impact Doors,Lighting,Outdoor Shower,Patio
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**Interior Features:** Breakfast Bar,Built-in Features,Bedroom on Main Level,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,Dual Sinks,Entrance Foyer,Eat-in Kitchen,First Floor Entry,Kitchen Island,Custom Mirrors,Main Level Primary,Pantry,Separate Shower,Vaulted Ceiling(s),Bar,Walk-In Closet(s)

**Window Features:** Blinds

**Lot Features:** Sprinklers Automatic,< 1/4 Acre

**Security Features:** Smoke Detector(s),Security Guard

**Architectural Style:** One Story

**Cooling:** Electric

**Covered Spaces:** 2

**Garage Spaces:** 2

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**View:** None

**Roof:** Barrel

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

**Laundry Features:** Washer Hookup,Dryer Hookup

**Pool Features:** Concrete,Cleaning System,Pool

**Parking Features:** Attached,Driveway,Garage,Garage Door Opener

**Appliances:** Built-In Oven,Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Ice Maker,Microwave,Refrigerator

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Other,Tile

**Garage Y/N:** 1

**Heating Y/N:** 1

**Sewer:** Public Sewer

**Patio and Porch Features:** Patio

**Water Source:** Public

**Stories:** 1

## MISCELLANEOUS

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**Syndication Remarks:** Lakes of Emerald Hills: fully renovated, modern 4/4 home. Designer finishes. Minutes to I-95, airport, beaches, Memorial/Joe D Hospitals, synagogues.

**Year Built Details:** Resale

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11367603>

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