



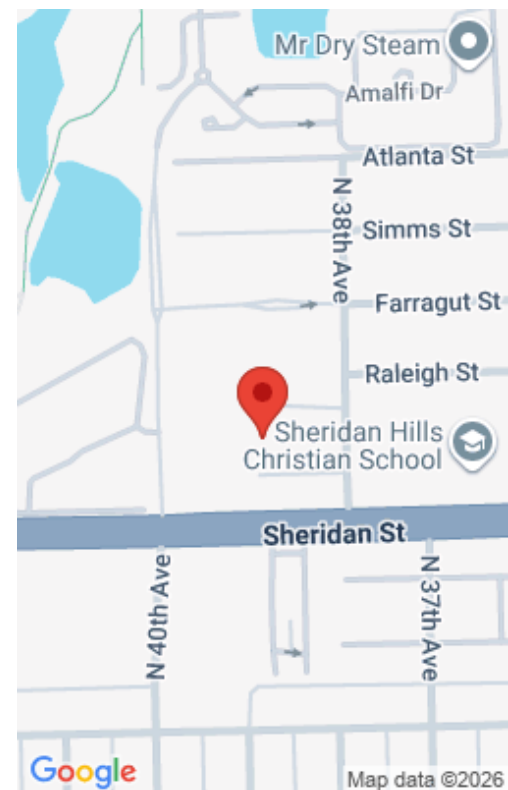
**\$325,000**

## **2601 N 40TH AVE # 9, HOLLYWOOD FL 33021**

<https://staging1.bravoregroup.com>

First time on the market to this spacious and bright 3-bedroom, 2.5-bath town home in The Villas of Sheridan in Emerald Hills. This corner unit has 1,830 square feet of living space, with extra windows allowing for plenty of natural light. Step outside to enjoy the beautiful covered and screened patio, perfect for year-round outdoor [...]

- 3 beds
- 3 baths
- Townhouse
- For Sale
- Active
- 1830 sq ft



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Email: [Bravo@RealtyAgent.com](mailto:Bravo@RealtyAgent.com)

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## Property Features

**Date added:** Added 1 year ago

**Type:** Townhouse

**Bedrooms:** 3 beds

**Area:** 1830 sq ft

**Bathrooms Half:** 1

**Association:** Yes

**Previous List Price:** 350000

**DOM:** 183

**Lot Size:** 0 sq ft

**MLS ID:** A11769873

**Category:** For Sale

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1975

**Subdivision Name:** VILLAS OF SHERIDAN CONDO

**Original List Price:** 350000

**County:** Broward County

**Bathrooms Full:** 2

**Pets Allowed:** Restrictions Or Possible Restrictions

**Association Fee:** \$759

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## Building Details

**Building Area Total:** 1830 sq ft

**Year Built Details:** Resale

**Security Features:** Other

**Building Name:** \$0

**Entry Level:** 1

**StoriesTotal:** 2

**Parking Features:** 2 Or More Spaces

**View:** Other View

**Construction Materials:** CBS Construction

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## Amenities & Features

**Appliances:** Dishwasher, Disposal, Electric Range, Refrigerator, Washer

**Cooling:** Central Air

**Patio & Porch Features:** Patio

**Window Features:** Complete Accordion Shutters

**Heating:** Central

**Cooling Yes/ No:** Yes

**View Yes / No:** Yes

**Architectural Style:** Corner Unit

**Interior Features:** First Floor Entry, Pantry

**Flooring:** Carpet, Tile



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## Miscellaneous

**Structure Type:** Townhouse

**Association Amenities:** Clubhouse-Clubroom,  
Pool, Tennis Court(s)

**Listing Courtesy of:** Compass Florida, LLC

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## Rooms

**Room Bedroom Features:** Primary Bedroom Upstairs



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