



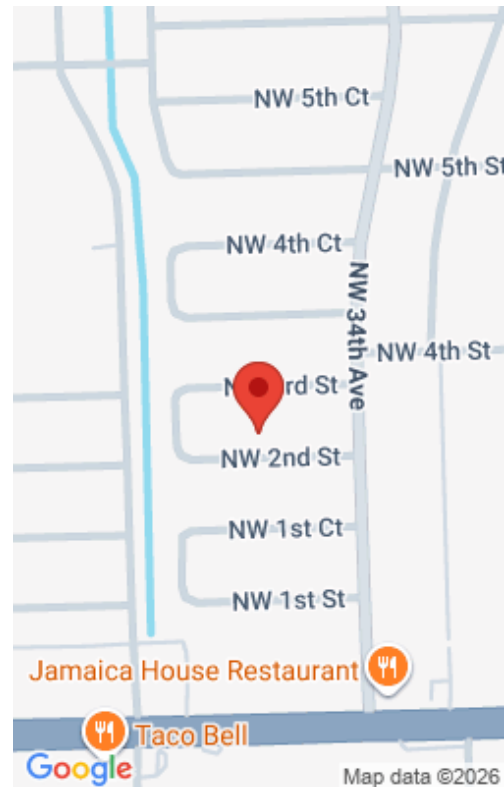
**\$399,999**

## **3451 NW 2ND ST, LAUDERHILL FL 33311**

<https://staging1.bravoregroup.com>

No HOA. Spacious lot 7,553 sqft. Rented for \$2,400/month (as of October 2025). Potential rent increase to \$3,066/month. (renewal date: Jan 31, 2026). The tenant has been at the property since 02/14/2025. Exclusive Incentive for primary and investors: save 1.5 points on your rate with my lender (e.g., 6.5% drops to 5%). Primary residents enjoy free [...]

- 4 beds
- 2 baths
- House
- For Sale
- Active
- 1092 sq ft



### **Call us now**

Phone: (305) 713-8000

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



---

## Property Features

**Date added:** Added 2 years ago

**Type:** House

**Bedrooms:** 4 beds

**Area:** 1092 sq ft

**Subdivision Name:** WESTGATE

**Previous List Price:** 400000

**DOM:** 525

**Lot Size:** 7553 sq ft

**MLS ID:** A11568111

**Category:** For Sale

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1964

**Original List Price:** 400000

**County:** Broward County

**Bathrooms Full:** 2

**Pets Allowed:** Yes

---

## Building Details

**Building Area Total:** 1660 sq ft **Year Built Details:** Effective Year Built

**Parking Features:** Driveway

**View:** Garden

**Building Name:** \$0

**Construction Materials:** Concrete Block Construction

**Roof:** Shingle

---

## Amenities & Features

**Appliances:** Dryer, Electric Range, Refrigerator, Washer

**Cooling Yes/ No:** Yes

**Cooling:** Wall/Window Unit(s)

**View Yes / No:** Yes

**Water Source:** Municipal Water

**Architectural Style:** Detached, One Story

**Sewer:** Public Sewer

**Interior Features:** First Floor Entry, No Additional Rooms

**Heating:** None

**Flooring:** Ceramic Floor, Tile

**Fencing:** Fenced



**Call us now**

Phone: (305) 713-8000

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

**BRavo**  
The Bravo Group

---

## Miscellaneous

**Structure Type:** R30-No Pool/No Water, House **Zoning:** RS-4A

**Community Features:** None

**Lot Features:** Less Than 1/4 Acre Lot

**Listing Courtesy of:** London Foster Realty

---

## Rooms

**Room Bedroom Features:** At Least 1 Bedroom  
Ground Level, Entry Level

**Room Living Room Features:** No  
Additional Rooms



### Call us now

Phone: (305) 713-8000

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

**BRAVO**  
The Bravo Group